



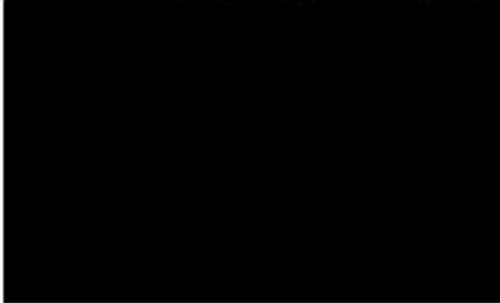
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BOROUGH COUNCIL

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The Occupier / Owner



Our Ref: APP/14/01142

Your Ref:

Direct Line: (023)92 446586

Ask For: Mrs M Houghton

12 August 2016

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174

Site: Land adjacent to Mandai, St Peters Road, Hayling Island

Alleged Breach: Alleged unauthorised use of land

Appellant's Name: Mr L Stanley

Planning Inspectorate's Appeal Reference: APP/X1735/C/16/3153416

Appeal Start Date: 01 August 2016

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Havant Borough Council on 27 May 2016

The enforcement notice was issued for the following reasons:

It appears to the Council that the above breach of planning control has occurred within the last 10 years.

The development is considered to be inappropriate within the defined countryside. The development introduces equipment, vehicles and structures which are inappropriate within a rural setting, out of character with and harmful to the rural appearance and visual amenity of the countryside. The development represents an overdevelopment of the site and introduces an urbanisation of the countryside. The form and amount of development is therefore inappropriate and results in visual clutter, with both the use and associated works appearing incongruous within the otherwise open and undeveloped nature of the area. As such the development conflicts with the objectives of policies DM8, CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the advice in the National Planning Policy Framework.

The enforcement notice requires the following steps to be taken:

1. Permanently cease the use of the Land as a leisure plot.
2. Permanently remove all vehicles parked and stored on the Land.
3. Permanently remove boat and trailer parked and stored on the Land.
4. Permanently remove the storage container from the Land.
5. Permanently remove the caravans from the Land.
6. Permanently remove all associated development and paraphernalia from the Land, including CCTV installation, hardstanding and patios, hot tub, timber sheds, decking, chiminea, skips, bench, picnic table, kerbing and playhouse.
7. Re-instate the Land to its original undeveloped condition prior to the breach of planning control.

The appellant has appealed against the notice on the following grounds:

Ground (d) - that, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

Ground (f) - the steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.

Ground (g) - that the time given to comply with the notice is too short.

The appeal will be determined on the basis of an inquiry. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2002.

If you wish to make comments, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by emailing teame2@pins.gsi.gov.uk. If you do not have access to the internet, you can send three copies to:

Enforcement Appeals Officer, The Planning Inspectorate, Room 3/23, Temple Quay House, 2 The Square, Bristol, BS1 6PN

All representations must be received by 12 September 2016. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection on Havant Borough Council's Public Access webpages under reference APP/14/01142 or can be viewed at the Plaza offices by appointment.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Planning Services