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Ask For: Simon Finch

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10 July 2002

Dear Sir

STORAGE CONTAINERS ON LAND ADJOINING CROFT LANE, STOKE, HAYLING ISLAND

Thank you for your letter dated 15 February 2002 regarding the above mentioned matter.

I have now had the opportunity to consider the information supplied in your letter and to look at the planning records and aerial photographs relating to this site as well as liaising with the Director of Legal and Administration Services.

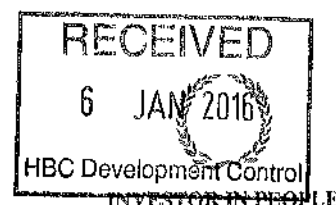
In your letter, you indicate that your client had erected all buildings within the site by 1990. I have to say that this is inconsistent with the records available to the Council in so much as an aerial photograph of the site taken in 1991 would appear to show only one building on this land. This is the building which is situated on the southern boundary of the site. A further aerial photograph dating from 1996 appears to show that the majority of buildings presently located on the site were in-situ by this date. The latest aerial photograph available taken in 1999 shows all of the existing buildings.

I would therefore be grateful if you could liaise with your client regarding when buildings were erected in order to clarify these apparent anomalies. You will appreciate that my interest in the buildings relates, in part, to the use of the land which you have stated in your letter as being for equestrian purposes, this having commenced in 1987/88. Clearly the matter of whether or not the stationing of the containers on the site is lawful for planning purposes will depend upon the lawfulness or otherwise of the existing use of your client's land and the precise purposes for which the containers themselves are used.

With regard to the use of the site, Council records indicate that a meeting was held with your client and a planning officer in 1992 when the possibility of erecting an agricultural building was discussed. There is no indication in those contemporaneous records that the use of the land was anything other than agricultural, there being no record of any discussion of the use of the land for equestrian purposes. Again, it would be useful for you to speak to your client and to provide information clarifying and substantiating the commencement of the use of the land for equestrian purposes. Again,

Heads of Service

Jackie Batchelor BA (Hons) MRTPI Head of Development Control
Rob Dunmall BSc (Hons) DMS MCIEH Head of Environmental Health
Frances Russell Service Development Manager
Barry Shaw MCIOB MRICS MBEng Head of Building Control
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this is relevant to the consideration of whether the containers require the benefit of planning permission.

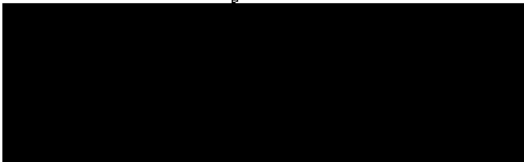
I note your comments regarding the parking of the American style recreational vehicle and you contend that this is either ancillary to the existing lawful use of the land or alternatively is indicative of a mixed use of the land. I have to say that I do not concur with the opinion that the parking of such a vehicle at this site could reasonably be regarded as ancillary to its use for equestrian purposes. In addition, I do not consider that the stationing of this vehicle on the land would in itself have been likely to have resulted in the creation of a mixed use of the land. However, before commenting further as to whether there is any need for permission for this vehicle to be stored on the land I would be grateful if you could supply the information requested above.

In the circumstances, before I provide any advice regarding your suggestion for the relocation of the two containers I would appreciate a response to the issues I have raised.

Please note the above comments are the opinions of a planning officer and do not represent a formal determination by the Council as to whether the use of the land/buildings or the erection of such buildings on the land in question is/were lawful. If a formal determination is required, an application for a Lawful Development Certificate should be submitted, the details of which can be supplied on request.

I look forward to hearing from you shortly but if you would like to discuss this matter before replying to this letter please do not hesitate to contact me.

Yours faithfully



Simon Finch
Senior Planner
Development Control

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6 JAN 2016

HBC Development Control