

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)

ENFORCEMENT NOTICE

ISSUED BY: The Council of the Borough of Havant

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land south of Mandai, St Peter's Road, Hayling Island, Hampshire shown hatched black on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission and within the last 10 years, change of use of the Land to use as a leisure plot with ancillary development.

4. REASONS FOR ISSUING THIS NOTICE

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 Council do not consider that planning permission should be given, because planning conditions could not overcome these concerns.

5. WHAT YOU ARE REQUIRED TO DO

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.

6. TIME FOR COMPLIANCE: 3 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st July 2016 unless an appeal is made against it beforehand.

8. TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999

The Authority considers that the development is not EIA development. If the development subject of this Notice were to be granted planning permission, an Environmental Statement would not be required.

Dated: 27th May 2016

Signed:

Nick Leach
Monitoring Officer

On behalf of:
The Council of the Borough of Havant
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the Notice. Please read the enclosed Planning Inspectorate advice note on how to appeal.

If you appeal and are pleading ground (a) and asking for the deemed planning application to be considered as part of your appeal you must pay a fee of £770.00 to the Council (made payable to "Havant Borough Council") and this should be sent with a copy of the appeal form.

Your attention is drawn to the attached extracts of the Town & Country Planning Act 1990.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

SUBMISSION TO SECRETARY OF STATE

If you appeal against this Notice you must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends you a notice so requiring you, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

PERSONS SERVED

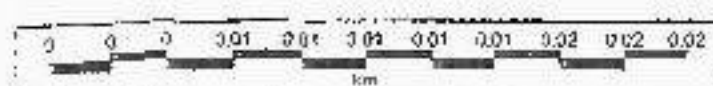
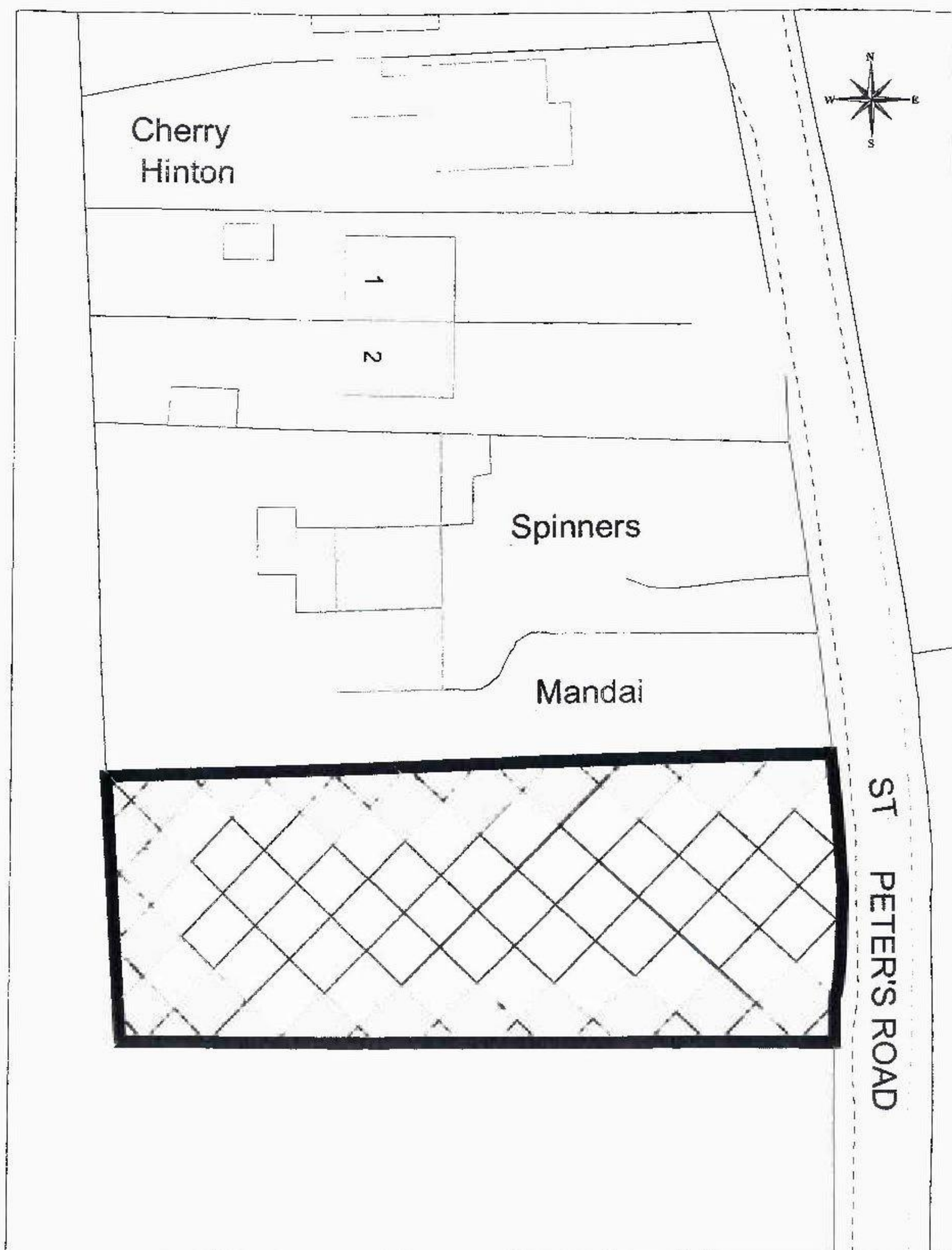
The following persons have been served with copies of this Enforcement Notice:

Mr Laurence William Stanley, [REDACTED]
[REDACTED]

Mr Paul Dicken Cunningham, [REDACTED]
Hampshire

The Owner, Land south of Mandai, St Peter's Road, Hayling Island,
Hampshire

The Occupier, Land south of Mandai, St Peter's Road, Hayling Island,
Hampshire



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

tel 023 9247 4174 fax 023 9248 0263
www.havant.gov.uk



Title:

Land South of Mandai

Drawn By:

Scale:

1:500

Drawing No

Cleaner, Safer, More Prosperous