



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

PLANNING CONTRAVENTION NOTICE

SERVED BY: THE COUNCIL OF THE BOROUGH OF HAVANT

To: Mr Lawrence William Stanley
[REDACTED]

1 **THIS NOTICE** is served by the Council because it appears to them that there may have been a breach of planning control, within Section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council require you, in exercise of their powers under Section 171C(2) and (3), so far as you are able, to provide certain information about interests in, and activities on, the land.

2 **THE LAND TO WHICH THE NOTICE RELATES**

Land on the west side of Saint Peter's Road, Hayling Island in Hampshire shown edged with a heavy black line on the plan annexed hereto ("the Land").

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

The unauthorised subdivision of plot, material change of use from domestic garden curtilage ancillary to the dwelling (Mandai) to that of a mixed storage and parking and sui generis leisure use with associated development..

4 **WHAT YOU ARE REQUIRED TO DO**

Provide, in writing, the following information:

The information requested in Sections A to C inclusive in the Appendix to this Notice.

Time within which the information must be provided: within twenty one days, beginning with the day on which this Notice is served on you.

5 OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO NOTICE

If you wish to make an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works; or to make any representations about this Notice, the Council, or representatives of the Council, will consider them (on a date and at a time to be agreed) at the Civic Offices, Civic Centre Road, Havant where you will be able to make such offer or representations in person at that time and place.

6 WARNING

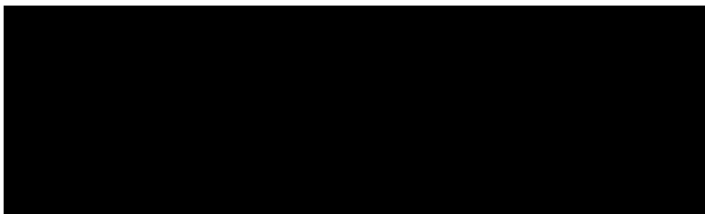
It is an offence to fail, without reasonable excuse, to comply with any requirements of this Notice within twenty one days beginning with the date on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000, continuing failure to comply following a conviction will constitute a further offence. It is also an offence knowingly or recklessly to give information, in response to this Notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

7 ADDITIONAL INFORMATION

If you fail to respond to this Notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an Enforcement Notice, under Section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serve a Stop Notice, under Section 183 of the 1990 Act, Section 186(5)(b) of the 1990 Act provides that should you otherwise become entitled (under Section 186) to compensation for loss or damage attributable to that Notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this Notice, or had you otherwise co-operated with the Council when responding to it.

Dated: 16th May 2014



On behalf of:

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

APPENDIX

To the Solicitor to the Council Civic Offices, Havant

In reply to your Planning Contravention Notice dated
set out below comprise a true and correct statement of all the information required by that Notice, so far as the same is
within my knowledge.

I hereby state that the answers to the questions
set out below comprise a true and correct statement of all the information required by that Notice, so far as the same is
within my knowledge.

A.	Questions	Answers
(1)	(a) Name(s) (in full) and address(es) of occupier(s), (ie owner*/occupier(s) and tenant(s)*). (b) (i) Please state whether owner/occupier or tenant. (ii) What part of the premises does he occupy?	LAURENCE WILLIAM STANLEY  (OWNER)(ALL)
(2)	(a) If the occupier is not owner/occupier please give an indication of the sort of arrangement (eg "5 year lease from May 1975", "weekly tenant" etc) under which he occupies. (b) To whom is rent under this tenancy paid (name and address please)?	NOT LAND IS OCCUPIED ON A PERMANENT BASIS - ONLY USED BY MYSELF + IMMEDIATE FAMILY. WEEKENDS FROM SPRING TO AUTUMN
(3)	Names (in full) and addresses of any owners whose details have <u>not</u> been given at (1) above.	N/A
(4)	(a) Name (in full) and address of anyone (other than those specified) having an interest in the premises (eg as a building society or other mortgagee). (b) Please state nature of such interest.	N/A
(5)	(a) The precise purpose for which the land is currently being used. (b) (i) the date and time when that use began; (ii) the name and address of anyone known by you to be so using the land. (c) The time when any activities being carried out on the land began.	(a) THE LAND IS USED FOR GARDENING + LEISURE (b) (i) 30th SEPTEMBER 2004. (ii) THE LAND IS USED BY IMMEDIATE FAMILY ONLY. (c) 30th SEPTEMBER 2004
NB:	*"Tenant" in this form means anyone other than an owner/occupier who is occupying the whole or any part of the premises. It does not necessarily mean only a tenant or lessee, and (eg) someone living in a caravan on the premises should be included. "Owner" means freeholder owner. "Anyone" includes companies and institutions. The address of an individual should be his residence, and of a limited company its registered office.	

B. MATERIAL OPERATION DETAILS

	Questions	Answers
(1)	When was the close boarding fencing to the north of the land erected separating the land from the garden of Mandai?	THE WOODEN FENCE PANELS WERE CREATED APPROX. SUMMER 2008.
(2)	When was the vehicular access to the east of the land created?	ACCESS IS ON DEEDS AS ALWAYS BEEN THERE - IT WAS CLEARED + TIDIED LATE 2004
(3)	When was the gate/fencing enclosing the land from the highway to the east erected?	THE GATE WAS CREATED + RENEWED APPROX. SUMMER 2008.
(4)	When was the access driveway and kerbstones created?	THE DRIVEWAY WAS RE-SALTED AND EDGED APPROX. SUMMER 2008. KERBSTONE REPLACED WOODEN Edging 2004 2008
(5)	When were the utilities installed on land (a) water (b) electric (c) gas	(a) WATER WAS INSTALLED SUMMER 17/7/2006 (b) ELECTRIC WAS INSTALLED 07/07/2006 (c) N/A
(6)	Where are the utilities onsite connected to the mains?	WITHIN THE WOODEN COMPOUND + GARDEN SHED
(7)	How is sewerage being collected/dealt with on the land?	THE SEWERAGE IS FLUSHED INTO A SMALL HOLDING TANK.
(8)	How is sewerage being removed from the land?	REMOVED BY A SEWAGE WASTE COLLECTOR Annually.
(9)	How is refuse/waste being collected and disposed of from the land?	GARDEN WASTE IS PUT INTO ONE OF THE SKIPS + BURNT ANY OTHER WASTE IS TAKEN HOME WITH US
(10)	When was the CCTV installed?	APPROX 2008
(11)	When were the hardstanding/patios created for the a) bases for caravans, b) hot tub, c) patio, d) base for the timber building?	(a) SUMMER 2006 (b) JAN 2009 (c) 2008 (d) THERE IS NO CONCRETE BASE FOR TIMBER BUILDING. LAYS STRAIGHT ON GRASS.
(12)	When was the timber shed like building erected?	APPROX SUMMER 2010
(13)	When was the decking in front of the touring caravan constructed?	NOV-DEC 2013.
(14)	When was the brick surround and base for the Chimney constructed?	THIS IS A GARDEN FEATURE + ONLY CREATED BECAUSE THE GARDEN GETS VERY BOSSY + IT'S SOMEWHERE TO AS IF
(15)	When was the hot tub installed on the site?	2009.

--	--	--

C. MATERIAL CHANGE OF USE
DETAILS

	Questions	Answers
(1)	When did the use of the land commence for (a) the siting of caravans (b) the siting of shipping container (c) the siting of skip (d) the storage of vehicles (e) the parking of vehicles (f) the storage of the boat (g) leisure use	SEPTEMBER 2004 (Already there + then upgraded twice) 06 JANUARY 2009 JANUARY 2009 APPROX 2010 SEPTEMBER 2004 BOAT IS NO LONGER THERE BUT BEEN THERE SINCE 2009 SEPTEMBER 2004
(2)	When were the caravans brought on to the site?	ONE CARAVAN WAS PURCHASED WITH THE SITE BUT UPGRADED JUNE 2012 + SECOND SEPT 2013
(3)	Name and address for the owner of each caravan?	BOTH CARAVANS BELONG TO LAURENCE WILLIAM STANLEY 5 HARROW WAY, PO 7 712
(4)	Name and address of the occupiers of each caravan?	THE CARAVANS ARE ONLY USED WEEKEND BY MR STANLEY + IMMEDIATE FAMILY
(5)	What is the period and frequency of occupation for each caravan	WE GENERALLY USE THEM FOR WEEKENDS THROUGH SPRING + SUMMER FOR 2 DAYS AT A TIME
(6)	When was the shipping container brought onto the land?	06 JANUARY 2009
(7)	What is the shipping container used for and when did this use commence?	IT WAS USED TO STORE LAWN MOWER, GARDEN TOOLS, HOT TUB GARDEN FURNITURE 06/01/09
(8)	What is the equipment/machinery within the shipping container being used for?	TO MAINTAIN THE GARDEN.
(9)	Who owns the White Transit Van Registration P650 MLD parked within the land?	FATHER-IN-LAW.
(10)	Who owns the boat stored within the land?	BOAT IS NO LONGER THERE IT HAS BEEN SOLD
(11)	How many vehicles are stored/parked at the land? (This to include make and vehicle registration numbers.)	WHITE TRANSIT VAN P650 MLD (STORED) NAVANA TRUCK L15 KDS (PARKED) CORSA
(12)	Who owns said vehicles stored/parked on the land?	MR. LAURENCE STANLEY.
(13)	What is the nature of the use of the timber shed like building on the land?	THIS IS USED TO WASH + TOILET FACILITIES WHILST VISITING + WORKING IN GARDEN

(14)	When were the skips brought on to the land?	JANUARY 2006
(15)	What is the nature of the use of the skips on the land?	PUT GRASS CUTTING, TREE TRIMMING ETC INTO TO KEEP LAND TIDY.

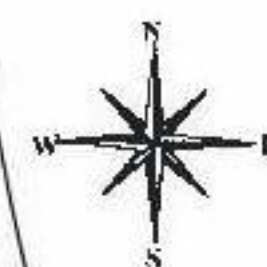
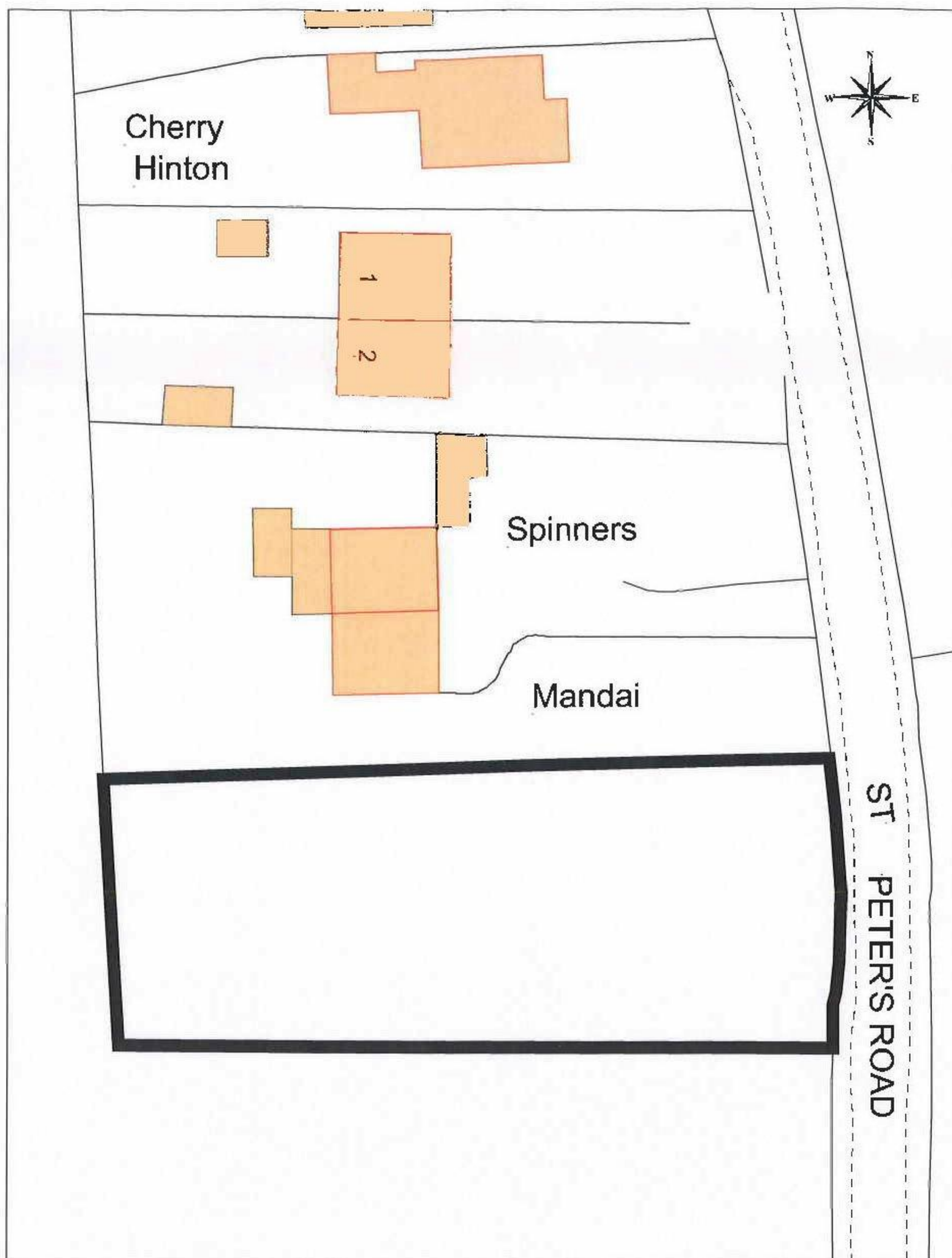
Signed:



Address:



Dated this 21st day of MAY 2014



Cherry
Hinton

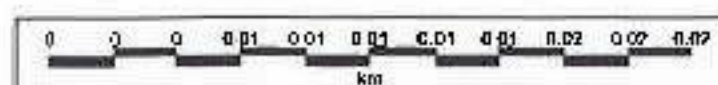
1

2

Spinners

Mandai

ST PETER'S ROAD



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

