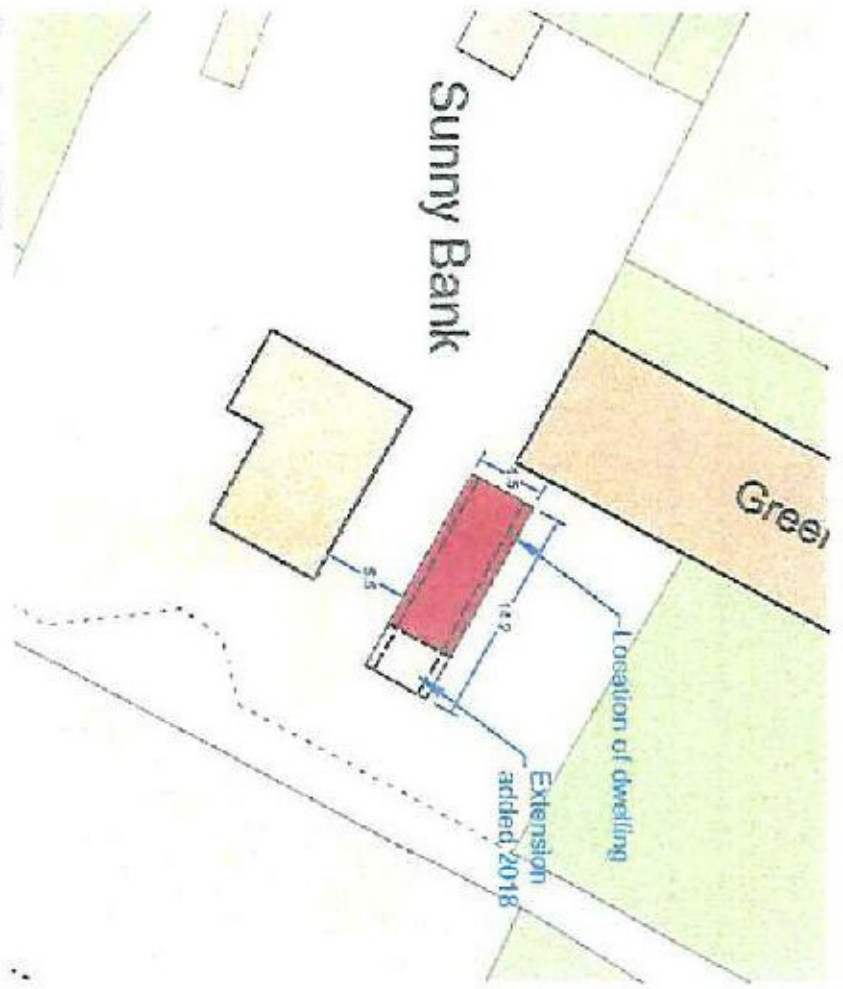
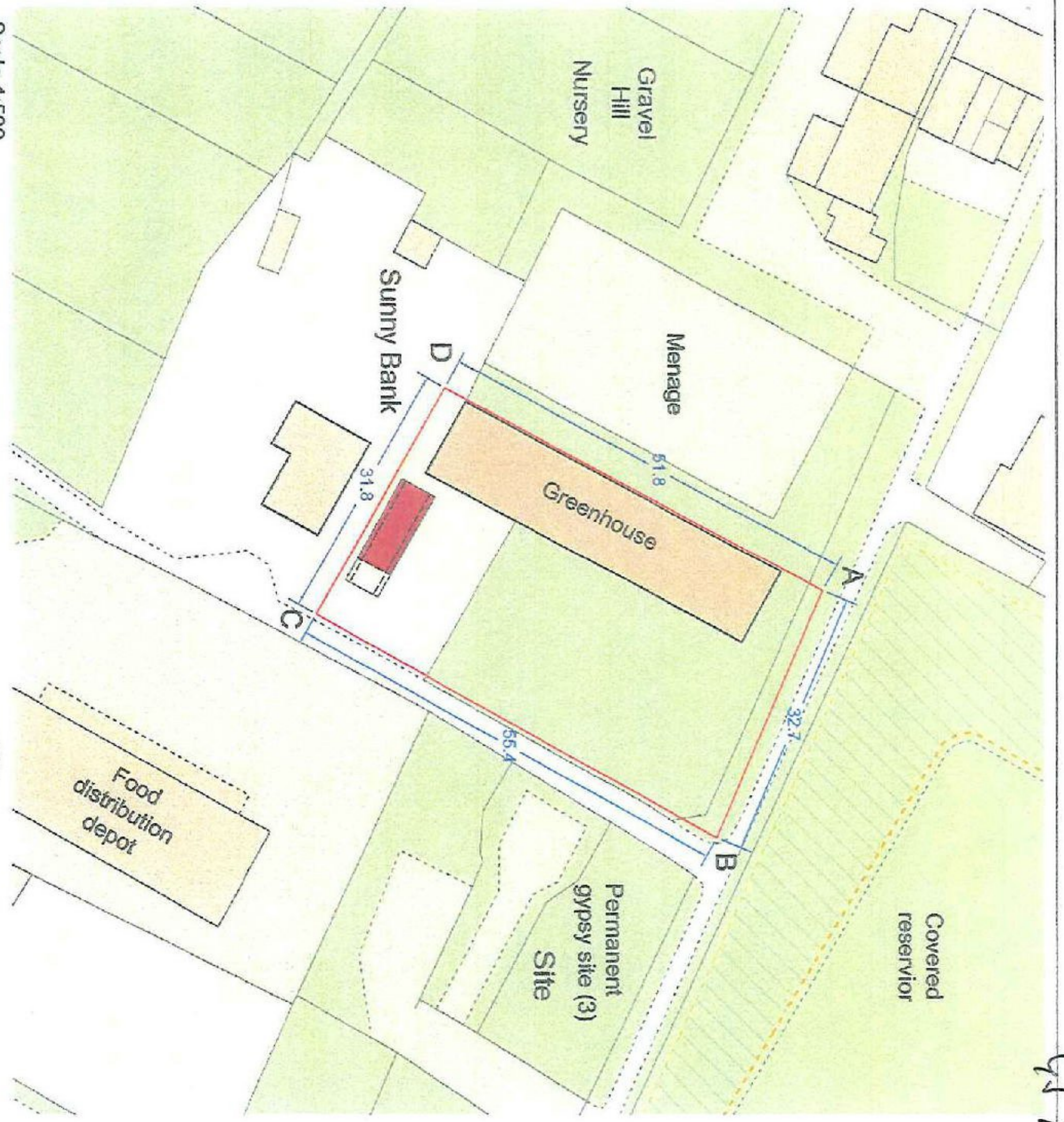


651



Site:	Ms H. Woods	Title:	Location / block plan
	The Greenhouse, Gravel Hill	Date:	June 2019
	Shirrell Heath	Scale:	1:500 @ A3
	SO32 21Q	Dwg:	SB113_120 Rev.

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Diagram 1.

Aerial view of a typical caravan chassis.

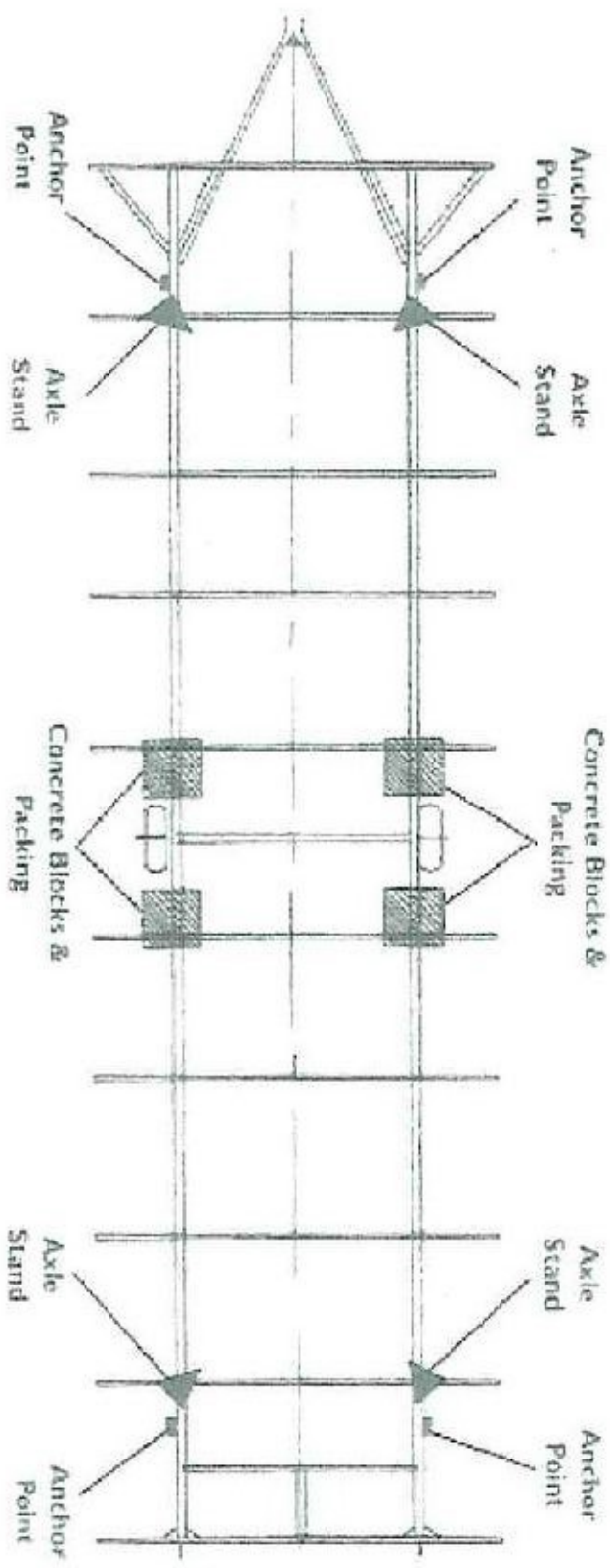
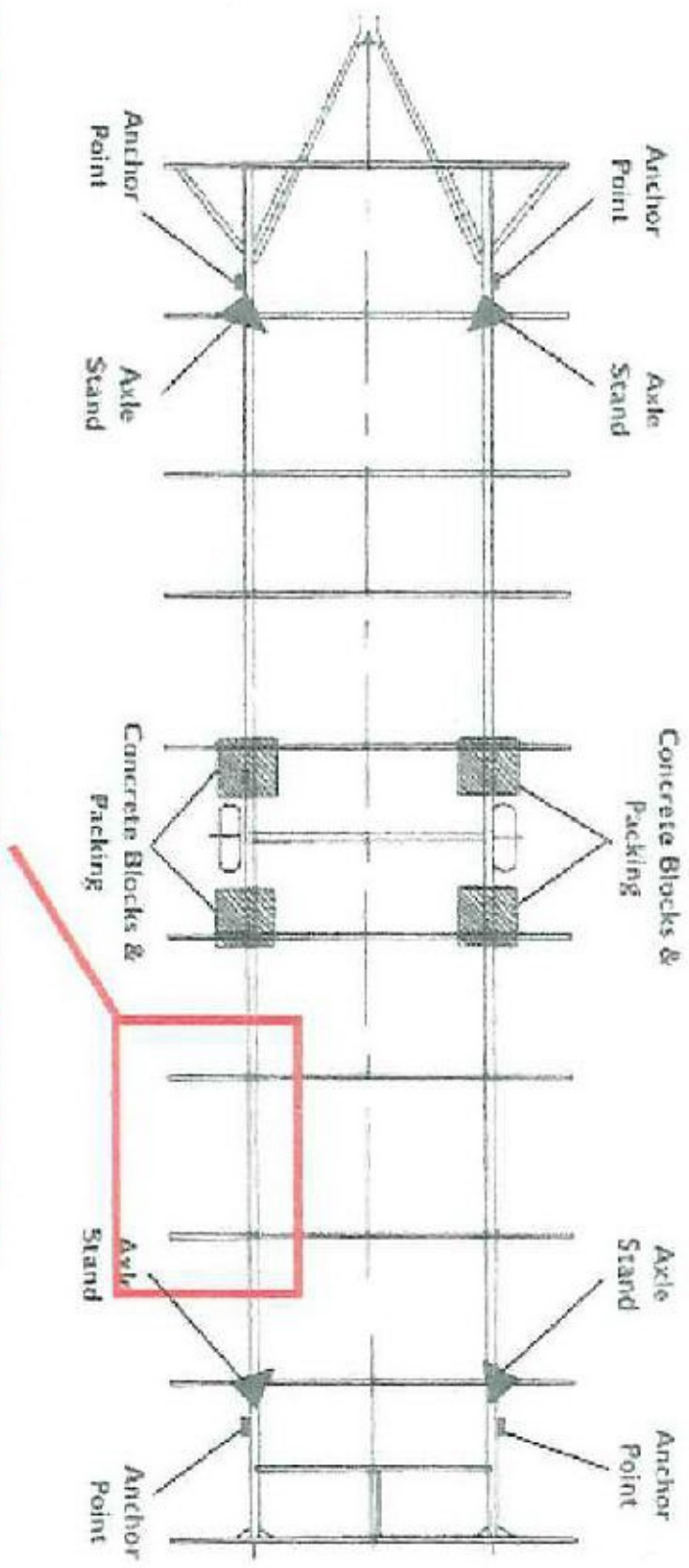
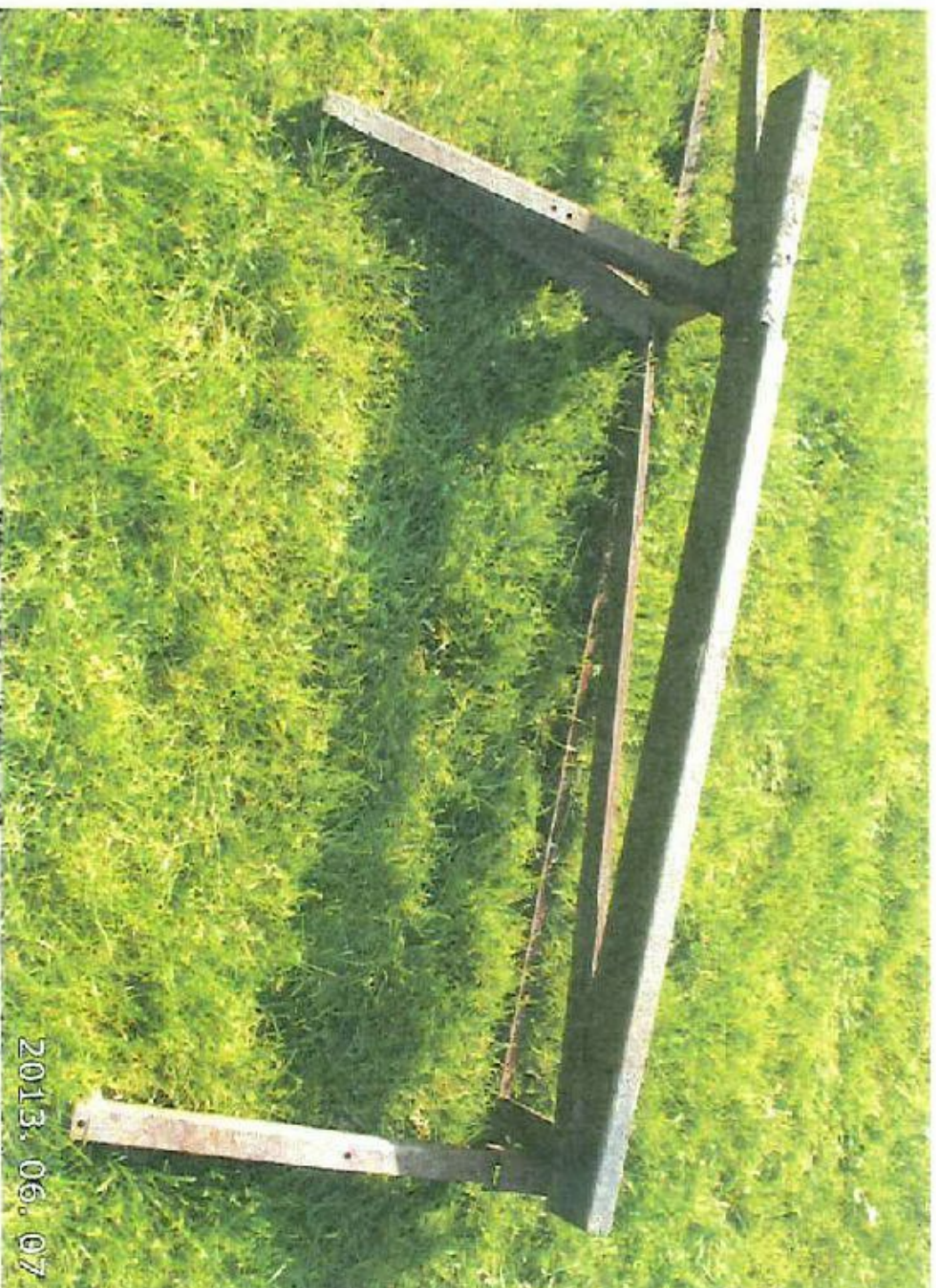


Diagram 2.

Aerial view of a typical caravan detailing section removed.



Section of chassis removed beneath patio door area. The section removed is an integral part. With it removed, it compromises the structure that has been built upon it in the event of it being moved.



2013. 06. 07



413

W A M O W



7/1 Mon, 5 Jul 2016 at 1:50 EST, <
entbeuqkai@iisys.com> wrote:

Hi



CR5

Clark's Caravan & Boat Haulage Ltd.

456

Office 4, Merchants House, High Street, Bishops Waltham, Hampshire, SO32 1AA

Telephone: 01489 892883 Fax: 01489 891816

Email: clarkstd@virginmedia.com Web: clarkscaravanandboathaulage.co.uk

Mr G Snape
The Greenhouse
Gravel Hill
Shirrell Heath
Southampton
SO32 2KQ

5th July 2019

Dear Mr Snape,

Further to your recent visit to our office, as requested, we write to confirm our previous involvement regarding your site at Shirrell Heath.

In late 2010, we moved your existing mobile home on a low loader from Solent Breezes Caravan Park, Warsash to its present site.

In early 2015, at your request we visited you at your address as you explained you wished to replace your mobile home with a new one and therefore would like to use our services to achieve this. You advised us that adaptions had been made earlier when you installed replacement patio doors. This required the removal of part of the chassis which supported the mobile home.

When we inspected this it became clear to us that, in its present condition, these adaptions had rendered the mobile home incapable of being transported off site as a complete unit as it was when we first brought it there.

Yours Sincerely

[Redacted Signature]

Martyn Clark
Director

South Coast Body Repairs Ltd

Vehicle Re-Finishing ♦ Welding ♦ Private & Commercial Vehicle Body Repairs
Skip & Container Repairs ♦ Steel Fabrication ♦ Specialist Paint Finishes
Body Building ♦ Aluminium Bodywork & Welding ♦ Mot Welding

Contract work undertaken for large fleets of vehicles



CS 7

Our reputation is built on your satisfaction

South Coast Body Repairs Ltd
Unit A1 Pegham Ind. Park
Lavey's Lane
Fareham
Hants
PO15 6SD

Mr. G Snape,
The greenhouse,
Gravel Hill,
Shirrell Heath,
Southampton
SO32 2JQ

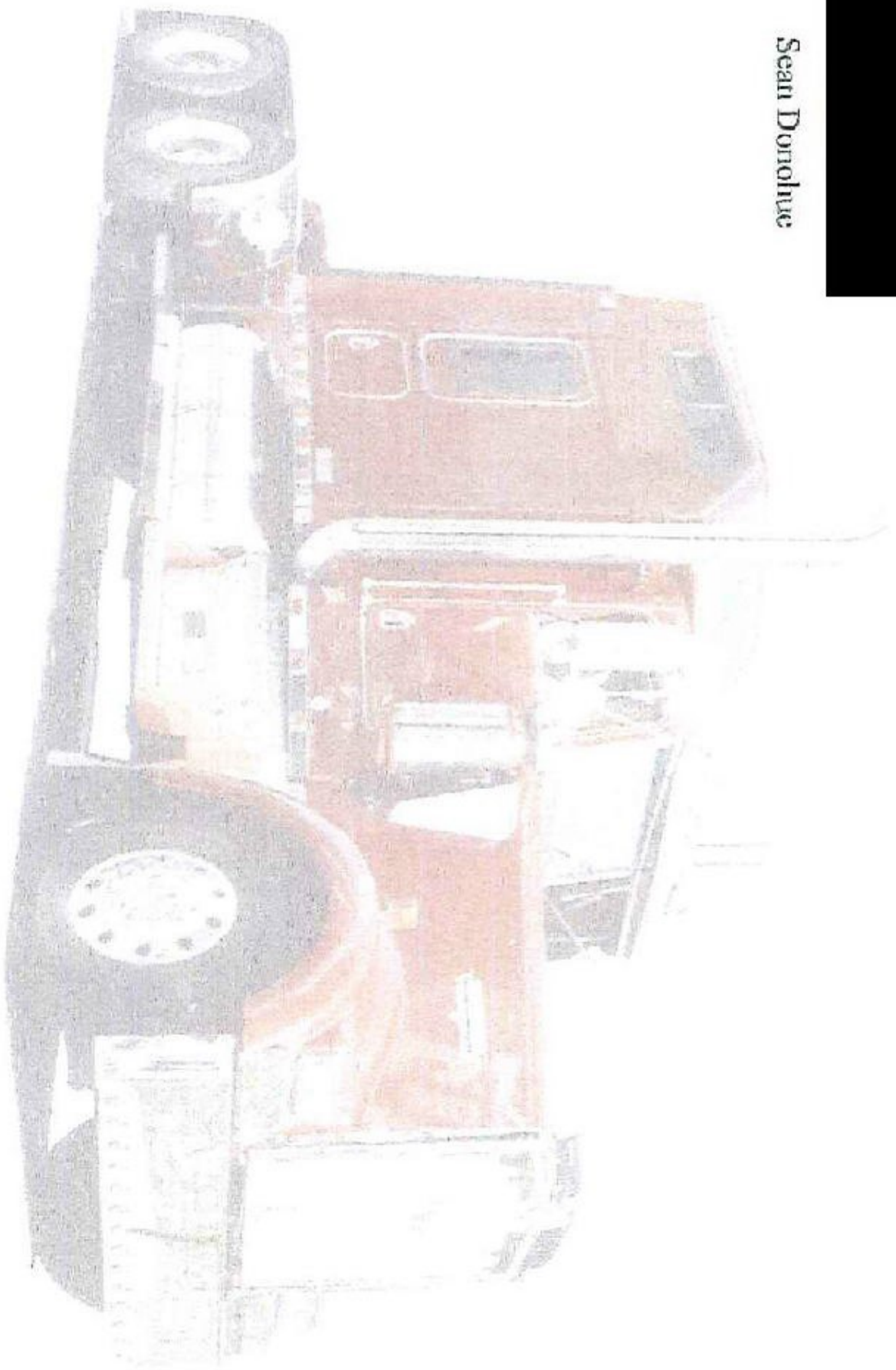
8th July 2019

Dear Mr. Snape,
Following your recent visit, as requested, we confirm that in 2015, having undertaken a thorough inspection of the chassis of your mobile home, it was our opinion that it was not possible for it to be repaired so that it was structurally sound enough to be removed as a complete unit.

Yours faithfully



Sean Donohue



Unit A - Pegham Industrial Estate - Lavey's Lane - Off Fontley Road - Fareham - Hampshire - PO15 6SD
Tel: 01329 608089 - Web: www.schr.co.uk - Email: sean@schr.co.uk
VAT Number 854 9549 73 - Registered in England 05094932



Winchester
City Council

Planning
Control

City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

658

tel 01962 840 222
fax 01962 841 365

Telephone calls may be recorded

website www.winchester.gov.uk

Ms H Wood
14 Northcroft road
Gosport
Hampshire
PO12 3DR

Our Ref 17/00186/CARAVN
Your Ref:
Eng to: Kate Longley
Direct Dial:
Email: [REDACTED]

Please quote Our Ref: on all correspondence

29 January 2018

Dear Ms Wood

Alleged that two caravans (one mobile home _ one touring) located on land for residential purposes - no planning permission at Land Behind 1 Sunnybank Gravel Hill Shirrell Heath Hampshire

It has been bought to the Council's attention that caravans have been situated on the above land for which you are registered as the owner.

These caravans would require formal planning permission and I have been unable to locate an application. If you have been granted permission to site these caravans I would be grateful if you could provide a reference number.

If you do not have permission then the caravans will need to be removed to cease the breach, or alternatively a planning application submitted for the retention of the caravans. Should you chose to submit a planning application I will expect this within 28 days, if you are going to remove the caravans I would request that you provide a timeframe for these works.

Should you have any questions about the content of this letter or would like to discuss the removal of the caravans please feel free to contact myself. If you chose not to undertake one of the above options the Council will have to assess the expediency of taking enforcement action.

Yours sincerely

[REDACTED]

Kate Longley
Planning Enforcement



INVESTOR IN PEOPLE



printed on recycled paper

ESG



Eric Cox <[redacted]>

The Greenhouse, Gravel Hill, Shirrell Heath - PA No. 18/00994/FUL
1 message

Eric Cox <[redacted]>

Mon, Dec 24, 2018 at 10:13 AM

To: EMarsden@winchester.gov.uk

Bcc: HEATHER WOODS <[redacted]>

Jane Foster <[redacted]>

Hi Liz

Further to your email of 29th December to me and our subsequent telephone conversation this morning, as promised I am writing to summarise the matters we discussed and the agreed "way forward".

We agreed that the application, as it currently stands fails to include the access track serving the site and that the best way to regularise matters will be for me to prepare and submit a fresh application which will include the track within the red line.

At the time the fresh application is submitted the current can will be deemed to be withdrawn.

I explained that I need clarification on the ownership of the access track. Assuming I can do this then a Section 27 Notice(s) will be served - if not then I will follow the procedure of press advertisement.

Also I will be including full details of new foul and surface water specifications. This will enable this issue to be settled - either by imposing an appropriate planning condition (should permission be forthcoming) or confirmation that it is not a matter of dispute between the parties should it be necessary to appeal.

I mentioned to you that I hope to provide an update of my Client's health as part of the application. As with this current application I would request that that be treated confidentially.

As soon as I have all the above I will be in touch again and will submit the new application and formally withdraw the current one.

I do place on record that my Client's occupation of the mobile home commenced on 1st January 2011, thereby acknowledging that there is no way a 10 year exemption period can be claimed by her.

My Client is most grateful for the Authority's forbearance.

Kind regards

Eric

Eric Cox,
El Naranjal 62,
Nueva Andalucia,
Marbella 29660,
Malaga,
Spain.



Gr 10

Heather Wood
The Greenhouse
Gravel Hill
Shirrell Heath
SO32 2JQ

Our Ref: 19/00068/CARAVN
Your Ref:
Eng to: Gill Cooper
Direct Dial:
Email: [REDACTED]

Please quote Our Ref: on all correspondence

14 March 2019

Dear Heather Wood,

**TOWN & COUNTRY PLANNING ACT 1990-SECTION 171C
PLANNING CONTRAVENTION NOTICE**
Alleged residential use of mobile home at The Greenhouse Gravel Hill Shirrell Heath
Hampshire

It has come to the attention of the Local Planning Authority that there may be a breach of planning control at the above site.

In order for the Local Planning Authority to fully assess the planning issues, certain information is required. I therefore serve on you a Planning Contravention Notice under the above section of the Act as it would appear that you/your Company are the owner, occupier, or have another interest in the land, or are or have been allegedly involved in the carrying out of works or operations on the land or buildings or are using it for a purpose as detailed in the Notice.

Please ensure the completed document is returned directly to me within the statutory period.

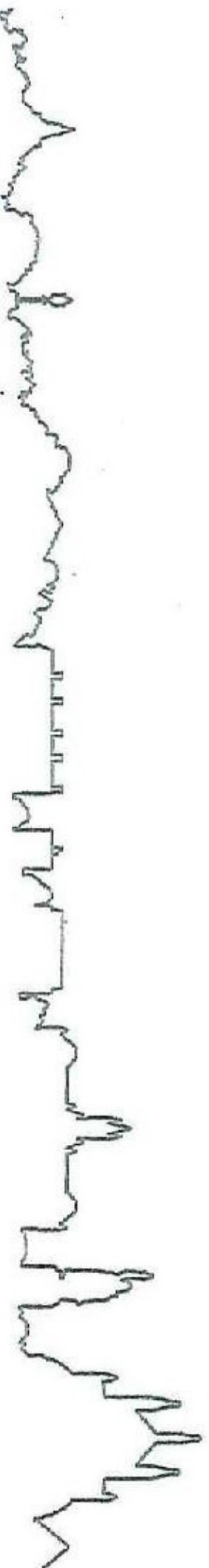
Yours sincerely

[REDACTED]

Gill Cooper
Enforcement Officer

Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

www.winchester.gov.uk
www.visitwinchester.co.uk



Eric

GS 11

From: Eric <[REDACTED]>
Sent: 29 March 2019 08:46
To: DTownsend@winchester.gov.uk; GCooper@winchester.gov.uk;
EMarsden@winchester.gov.uk
Cc: graham snape
Subject: The Greenhouse, Gravel Hill, Shirrell heath.

Dear Dave, Gill and Liz

I am sending this to you all for completeness.

Further to earlier e mails , thanks to Gill's research, there appears to be a discrepancy between the Land Registry plan showing my Client's land and the plan used in the planning application I submitted earlier (that was dealt with by Liz and subsequently ruled as invalid as the LPA required the access track from my Client's land to the public highway to be within the red line).

I have discussed this with my Client. She is going to consult with her solicitor to sort out how best to resolve this issue. Indeed, the owner of the adjoining land , Richard Stone, kindly sent me a copy of his email to Dave dated 14th March setting out his explanation. This is an important point which requires legal resolution for both my Client and the Authority.

When the PCN is returned I have advised my Client to leave the land ownership questions unanswered until she has legal advice.
I hope you agree this is sensible.

Once again Gill, thank you for highlighting this – as I said , it also needs resolution by both my Client and the adjoining landowner irrespective of the dealings with your Authority.

Whenever I have Clients who receive PCN's I always remind them it is essential to be totally honest in their replies as the Notice has legal significance.
I also always draw their attention to the precise wording of the alleged breach.

“3. The matters which appear to constitute the breach of planning control”

In this current case :-

“ Without planning permission . Unauthorised residential use of a mobile home”

In discussion with my Client she alerted me to Q.21 :-

“ Is the mobile/caravan moveable ? . YES/NO”

She said NO !. I then explained to her the significance of this – particularly the 10 year rule for mobile homes and the 4 year rule for a “permanent structure “ being used for residential purposes.

We then looked at the other questions. From what she has told me this is not a mobile home anymore. It first came on site on 1st January 2011 – it was a mobile home then.

Since that date she advised me much has changed.

I'm told part of the foundations have been concreted in ; an end wall removed and a solid extension built on and other features have changed since 2011 rendering the "structure" incapable of being "moveable".

In the light of the above, it seems to me the wrong breach could have been alleged. I have therefore advised my Client, at this stage, to answer those questions relating to the mobile home itself as "not applicable".

Could I suggest this it would be appropriate for your Building Control Officer plus a member of your enforcement team to meet me on site on my return so that these features can be pointed out to you so that your expert (BCO) can give you his professional opinion on whether it is moveable or not. In the light of that it would then be prudent to re-issue the PCN with appropriate questions asked.

I am giving my Client advice on the completion of the current PCN which will be returned to you by Recorded Delivery before 5th April.

I look forward to hearing from you

Kind regards

Eric

El Naranjal 62
Nueva Andalucia
Marbella 29660
Malaga
Spain
Tel [REDACTED]



Winchester
City Council

GS 12

Ms Heather Wood
14 Northcroft Road
Gosport
PO12 3DR

Our Ref: 19/00068/CARAVN
Your Ref:
Enq to: Gill Cooper
Direct
Email: [REDACTED]

Please quote Our Ref: on all correspondence

5 April 2019

Dear Ms Wood,

**TOWN & COUNTRY PLANNING ACT 1990-SECTION 171C
PLANNING CONTRAVENTION NOTICE
Alleged unauthorised dwelling at The Greenhouse Gravel Hill Shirrell Heath
Hampshire, SO32 2JQ**

Thank you for returning the Planning Contravention Notice (PCN) that was served upon yourself on the 15th March 2019. I understand from conversations with your agent, Eric Cox and the answers from your completed PCN that the structure is no longer considered to a caravan/mobile home. I also acknowledge that the issue of the ownership of the land that was raised in the original PCN is being addressed by your agent and the adjacent land owner, Mr Stone.

In order for the Local Planning Authority to fully assess the planning issues, certain information is still required. I therefore serve on you a revised Planning Contravention Notice under the above section of the Act as it would appear that you/your Company are the owner, occupier, or have another interest in the land, or are or have been allegedly involved in the carrying out of works or operations on the land or buildings or are using it for a purpose as detailed in the Notice.

Please ensure the completed document is returned directly to me within the statutory period.

Yours sincerely

[REDACTED]

Gill Cooper
Enforcement Officer

Winchester City Council
Colebrook Street
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SO23 9LJ

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