



Winchester
City Council



Our Ref: 19/00068/CARAVN
Your Ref:
Enq to: Gill Cooper
Direct Dial: 01962 848 211
Email: Gcooper@winchester.gov.uk

Please quote Our Ref. on all correspondence

14 March 2019

Dear ,

**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.

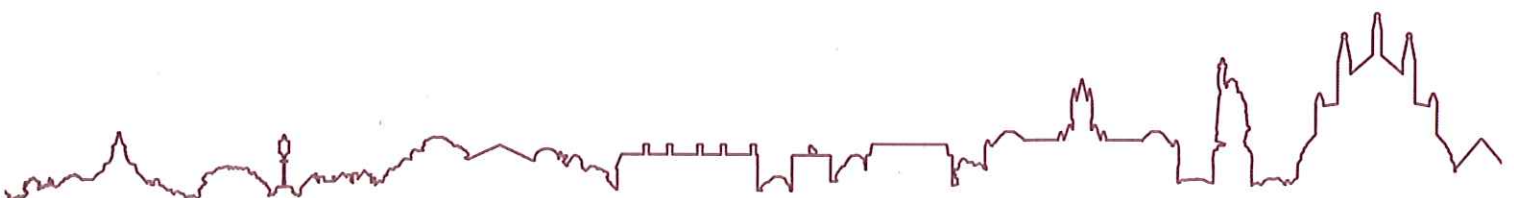
Yours sincerely



Gill Cooper
Enforcement Officer

Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

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





IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

WINCHESTER CITY COUNCIL

PLANNING CONTRAVENTION NOTICE

To: [Redacted]

(Copy to [Redacted]@gmail.com)

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 interest in, and activities on, the land.

2. THE LAND TO WHICH THE NOTICE RELATES

The Greenhouse, Gravel Hill, Shirrell Heath, SO32 2JQ, shown edged red on the attached plan.

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

Without planning permission: Unauthorised residential use of mobile home

4. WHAT YOU ARE REQUIRED TO DO

Provide in writing, the following information:-

(1) Please state your interest in the land and give your full name and address

Your interest in the land is

Your name and address is.....

.....

.....

Your telephone number is.....

Your email address is.....

(2) Please give the name and address of any other person with an interest in the land

.....

.....

Bank/Building Society:	Other persons with interest:	Other persons with Interest
Interest	Interest	Interest
Name.....	Name.....	Name
Address	Address	Address.....
.....
.....
.....

If there are any other persons with any interest in the land or the activities you should attach their details on a separate sheet.

(3) Please mark on the attached plan all the land that you have an interest in. This should include land which extends beyond the area marked red on the plan.

(4) Is the mobile home/caravan being used for residential purposes?

YES/NO

If **Yes**, when did the use begin? MonthYear

If **No**, what is the land/property being used for and when did the use begin?

Current use

Date use began: Month..... Year

(5) Do you have planning permission for such developments or any reason why planning permission is not required?

.....
.....
.....

If planning consent has been granted specify details:

Date of consentReference Number

(6) Who are the occupants of the mobile home/caravan and what is their relationship to you?

.....
.....
.....
.....

(7) State what accommodation is provided in the mobile home/caravan, e.g. lounge, bedroom(s), kitchen, toilet, bathroom?

.....
.....
.....

(8) Is the caravan/mobile home connected to main services?

Electric? YES/NO

Gas? YES/NO

Water? YES/NO

Sewerage? YES/NO

Telephone? YES/NO

(9) If 'No' to any of the above, how are these services provided?

.....
.....
.....
.....
.....

(10) Do you intend to remove the mobile home/caravan from the land?

YES/NO

If, yes, when? Day Month Year

(11) What are the dimensions of the mobile home/caravan?

Width.....metres (external)

Length.....metres (external, exclusive of any towbar)

Overall height.....metres (measured internally from the floor at the lowest level to the ceiling at the highest level)

(12) Where is post for the occupants delivered to?

.....
.....
.....

(13) What internal alterations have been made to the mobile home/caravan since it was brought on to the site?

.....
.....
.....

(14) When was the external cladding added to the mobile home/caravan? Month..... Year.....

(15) What materials were used for the external cladding?

.....
.....
.....

(16) Has a porch extension been built? **YES/NO**

If yes, when was it built? Month..... Year.....

(17) Does the porch have foundations? **YES/NO**

(18) Is the porch permanently attached to the mobile home/caravan? **YES/NO**

If yes, how is it attached?.....
.....
.....

(19) What type of base does the mobile home/caravan sit on?

.....
.....
.....

(20) Is the decking surrounding the mobile home/caravan attached to it? **YES/NO**

If yes, give details.....
.....
.....

(21) Is the mobile home/caravan moveable? **YES/NO**

If yes, explain how it can be moved.....
.....
.....

- (22) On the attached plan indicate how cars access the land and where they park.
- (23) From comparing Land Registration documents and satellite images it appears that the mobile home/caravan straddles the boundary between your land and that of your neighbour (see enclosed Land Registry Plan and aerial view). Explain this discrepancy.

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.....
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Signed..... Dated

Time within which the information must be provided:

within twenty-one (21) days, beginning with the day on which this notice is served on you, therefore by Friday 5th April 2019.

The notice must be returned to: Gill Cooper, Planning Enforcement, Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ or gcooper@winchester.gov.uk

5. OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO THIS NOTICE

If you wish to make an offer to refrain from carrying out any operations or activities, or to undertake any remedial works; or to make any other representations about this Notice you should do so, in writing, when replying to the questions asked in the Notice.

(You should note that these arrangements do not remove the obligation on you to return the Notice fully completed, within the specified 21 day period).

6. WARNING

It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within twenty-one (21) days beginning with the day 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.

Date: 15th March 2019

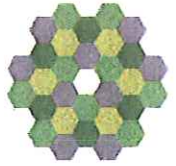
Signed: *David Townsend*

David Townsend
Planning Enforcement Manager (Operations)

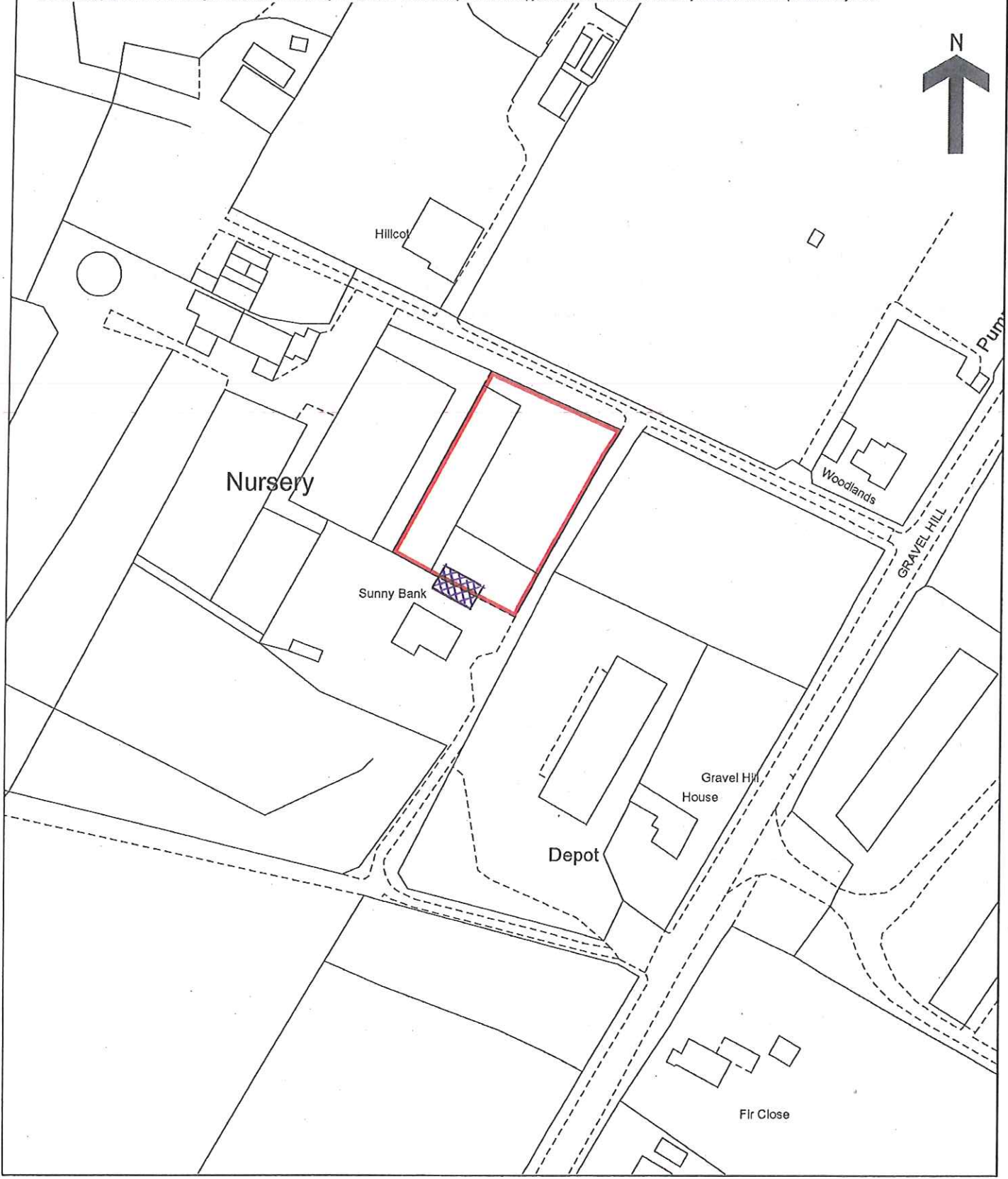
On behalf of: **WINCHESTER CITY COUNCIL, CITY OFFICES, COLEBROOK STREET,
WINCHESTER, HAMPSHIRE, SO23 9LJ**

HM Land Registry
Official copy of
title plan

Title number **HP787842**
Ordnance Survey map reference **SU5714NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : Winchester**



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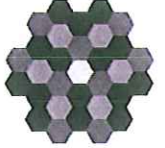
These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 13 March 2019 shows the state of this title plan on 13 March 2019 at 15:29:59. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Weymouth Office .



Official copy
of register of
title

Title number HP787842

Edition date 05.11.2015

This official copy shows the entries on the register of title on 13 MAR 2019 at 15:29:59.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 13 Mar 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : WINCHESTER

- 1 (07.09.1998) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the west of Gravel Hill, Shirrell Heath, Southampton.
- 2 (07.09.1998) The land has the benefit of the following rights reserved by the Conveyance dated 14 March 1991 referred to in the Charges Register:-

subject to the exception and reservation contained in the Third Schedule hereto

THE THIRD SCHEDULE

(Exceptions and Reservations)

1. The right for the Vendor or other the owner or occupier for the time being of the Vendor's adjoining property shown edged blue on Plan A or his or their tenants servants and all persons authorised in that behalf by him or them at all times and for all purposes connected with the use and enjoyment of the said Retained Land to pass and repass with or without animals or vehicles and by foot or otherwise in along and over the roadway shown coloured yellow hatched black on Plan A ("the Accommodation Road") subject to the due observance by the Vendor of the covenants hereinafter contained
2. The right in common with the Purchaser to take a supply of water by way of sub-supply from the water main running between the points which are by way of identification shown marked X and Y on Plan A subject to due observance by the Vendor of the covenants hereinafter contained.
- 3 (05.11.2015) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 11 February 2015 made between (1) Richard Frank Mortimor Stone and (2) Heather Wood.

-NOTE: Copy filed.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Title number HP787842

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.11.2015) PROPRIETOR: HEATHER WOOD of 14 Northcroft Road, Gosport PO12 3DR.
- 2 (05.11.2015) The price stated to have been paid on 11 February 2015 was £25,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (07.09.1998) A Conveyance of adjoining land to the north dated 14 March 1991 made between (1) William George Charnley Warwick and David William Warwick (Vendors) and (2) Frenny Doe (Purchaser) contains the following covenants by the vendor:-

The Vendors hereby jointly and severally covenant with the Purchaser for the benefit of the Property and so as to bind the Retained Land into whomsoever's hands the same may come that they the Vendors will henceforth observe and perform the covenants and stipulations set out in the Fifth Schedule hereto

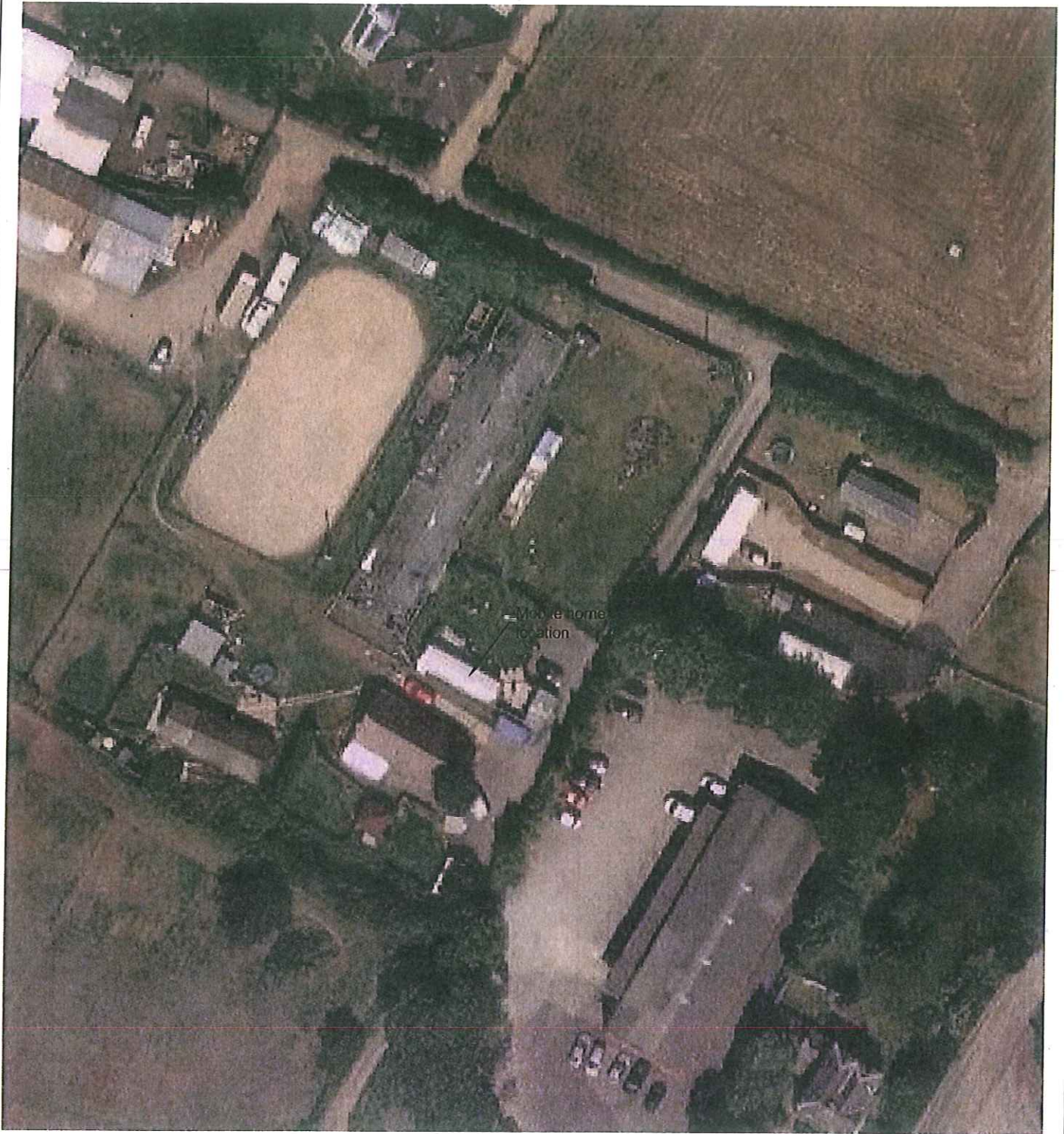
THE FIFTH SCHEDULE

(Covenants on the part of the Vendors)

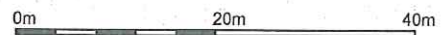
1. Not at any time to obstruct or permit or cause any obstruction of the Accommodation Road
2. To pay upon demand to the Purchaser by way of contribution such sum as may be a fair proportion according to user of the cost of maintaining repairing and keeping in good condition and free of obstruction suitable for the passage of ordinary road vehicles the Accommodation Road
3. Subject to the Purchaser paying the contribution herein before referred to to maintain and keep in good repair and condition the herein before referred to water main between the points marked X and Y on Plan A

-NOTE: Copy plan A filed.

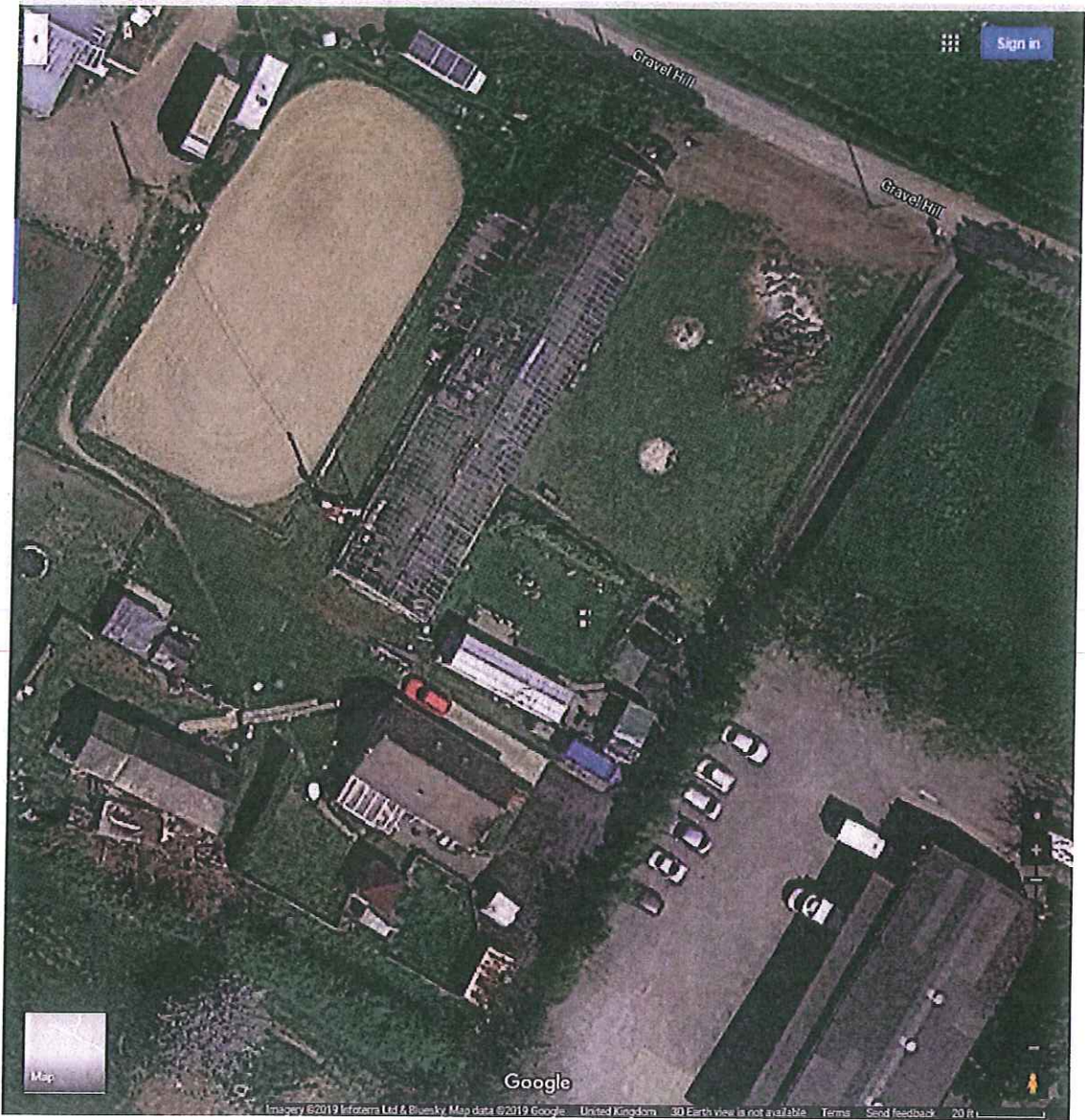
End of register



Scale 1:500
 Aerial photo dated:15.08.2016



Site:	Ms H. Woods	Title:	Aerial photography
	The Greenhouse, Gravel Hill	Date:	April 2018
	Shirrell Heath	Scale:	1:500 @ A3
	SO32 2JQ	Dwg:	SB113_102 Rev:.



The Greenhouse, Gravel Hill SO1



Winchester
City Council

Not Set



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Legend

Scale: 0 5 10 20 Meters

Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

Tel. 01962 848 512
website: www.winchester.gov.uk

Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	14/03/2019
PSMA Number	100019531

