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SDNP/13/00187/WNCM

Issued:

19 July 2013

WINCHESTER CITY COUNCIL
on behalf of **SOUTH DOWNS NATIONAL PARK AUTHORITY**

ENFORCEMENT NOTICE

Relating to land and buildings at St Peters Farm, Church Lane, Hambledon,
Hampshire

H.N. Bone, Head of Legal Services, Winchester City Council, City Offices,
Colebrook Street, Winchester, Hampshire, SO23 9LJ

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

Issued by: Winchester City Council, as agent for the South Downs National Park Authority

1. **THIS IS A FORMAL NOTICE** which is issued by Winchester City Council on behalf of the local planning authority, South Downs National Park Authority ("the SDNPA") because it appears that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They 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 and buildings at St Peters Farm, Church Lane, Hambledon, Hampshire shown edged red on the attached plan ("the Land").

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the material change of use of the Land from the keeping of horses to a mixed use involving the keeping of horses, the manufacture of caravans and storage (including storage and parking of vehicles unrelated to the lawful use of the Land for keeping horses).

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the SDNPA that the above breach of planning control has occurred within the last 10 years.

The SDNPA considers it expedient to issue this Notice because:-

The Land is situated within a sensitive location on the edge of Hambledon village, within the South Downs National Park. It also lies within the Hambledon Conservation Area and close to two listed buildings, including a Grade I listed Church. Two residential properties adjoin the south western boundary of the site and Hambledon Infants School lies immediately to the north east. A well used public footpath runs along the north eastern boundary.

The use of the Land for the open storage of vans, a tipper lorry and a hay trailer, and the overnight parking of vehicles, constitutes an inappropriate use of the Land, which is visually intrusive and detrimental to the special qualities and character of the South Downs National Park, fails to preserve the character and appearance of the Conservation Area and is harmful to the setting of adjacent listed buildings.

The unauthorised storage use is facilitated by the formation of an area of hardstanding, partially screened by close boarded fencing, in the approximate position shown hatched black on the attached plan.

The manufacture of miniature Romany caravans and a full size Romany caravan, creates noise and disturbance which is harmful to the adjacent residential properties and the special qualities of the National Park. The storage of these caravans (which are not used for any ancillary purpose) on the Land causes clutter, which is out of keeping and visually harmful to the special qualities and character of the South Downs National Park, fails to preserve the character and appearance of the Conservation Area and is harmful to the setting of adjacent listed buildings.

The Land has been identified as an important gap that plays a fundamental role in bringing the countryside close into the village, as well as providing a soft edge to the built-up development. The use of the Land for the storage of vehicles and caravans undermines the function of this important gap.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the Land for storage purposes.
2. Cease the use of the Land for the manufacture of caravans.
3. Permanently remove from the Land all vehicles (except those used for visiting the site in connection with the lawful use of the Land for the keeping of horses).
4. Permanently remove from the Land all trailers (except those used for purposes ancillary to the lawful use of the Land for the keeping of horses).
5. Permanently remove from the Land all caravans manufactured on the site and all other caravans stored on the Land.
6. Permanently remove from the Land all tools and equipment (except those used to maintain the Land and / or used in connection with the lawful use of the land for the keeping of horses).
7. Dig up and remove the area of hardstanding in the area shown cross hatched black on the attached plan and re-level the land to match the adjacent ground level and re-seed with grass.

6. TIME FOR COMPLIANCE

- | | |
|----------------------|--|
| Steps 1, 3, 4, 5, 6: | One week after the date the Notice takes effect. |
| Step 2: | One day after the date the Notice takes effect. |
| Step 7: | Two months after the date the Notice takes effect. |

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23 August 2013, unless an appeal is made against it beforehand.

Dated: 19 July 2013

Signed: [REDACTED]
Head of Legal Services

Issued by Winchester City Council on behalf of of the South Downs National Park Authority.

Address of Council: City Offices, Colebrook Street, Winchester, Hampshire SO23 9LJ

Annex

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be in writing and received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the Notice. The enclosed leaflet from the Planning Inspectorate explains what you need to do if you wish to appeal.

Three copies of the enforcement notice are enclosed:

- (a) One is for you to send to the Planning Inspectorate if you decide to appeal,
- (b) Send the second copy of the appeal form and notice to:-

[REDACTED]

- (c) The third copy is for your own records.

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. You must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period 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 local planning authority