

PLANNING DEVELOPMENT CONTROL COMMITTEE

31 March 2004

UNAUTHORISED RESIDENTIAL USES AT VARIOUS LOCATIONS AROUND  
WINCHESTER (GARNIER ROAD, ITCHEN NAVIGATION AND NEARBY)

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

Report PDC 369 to Planning Development Control Committee - 26 November 2003

Report PDC 369 to Cabinet - 3 December 2003

EXECUTIVE SUMMARY:

This report follows the Committee's recommendation to Cabinet in November 2003, that action be taken to secure cessation of several unauthorised residential developments at various locations around the fringes of Winchester. In its resolution, the Committee asked for further information regarding the ownership of the sites involved. This report explains the outcome of the investigation into land ownership.

RECOMMENDATION:

That the Committee notes the position regarding land ownership and the reduction in the number of sites currently occupied unlawfully.

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##### DETAIL:

#### 1.0 Introduction

1.1 This report informs the Planning Development Control Committee about ownership of a number of sites around the fringes of Winchester that are currently occupied for residential purposes.

#### 2.0 Background

2.1 Members may recall that following consideration of a previous report [PDC396] in November 2003, Committee recommended to Cabinet that action to secure cessation of these uses should be pursued through ownership powers where possible, and by planning enforcement action where land ownership could not be established. That recommendation was subsequently agreed at Cabinet on 3 December 2003

2.2 In the course of a preceding survey in October 2003, eight similar residential sites were identified at the following locations;

- 1 Old Morestead Road adjacent. M3 Slip Road [Bar End]
- 2 Garnier Road [removed prior to Report to Committee in November 2003]
- 3 Tunbridge - alongside Itchen Navigation [off Garnier Road]
- 4 Tunbridge – but further along Itchen Navigation from Garnier Road
- 5 Near Five Bridges Road – alongside footpath near M3
- 6 Morestead Road – near M3
- 7 M3 Over-bridge Roundabout – adjacent Tesco Superstore
- 8 St Cross Meadows

The respective locations are shown in the plan attached as **Appendix 1**

#### 3.0 The Current Situation

3.1 The November site survey has been updated in March 2004. Five of the originally identified sites are currently occupied. The caravan at Site 1 has been moved from the slip road into adjacent woodland and there now appears to be an additional 'Dome' unit of accommodation. Sites 3 and 4 remain as previously

described. Sites 2; 5; and 8 [as described in Paragraph 2.2 above] have been vacated. Site 6 shows signs of partial dereliction. An additional caravan has been brought onto the land but it was not clear whether the caravans are still occupied. It is unclear whether the "dome" at Site 7 is still occupied as it has not been possible to gain access to the structure through thick surrounding vegetation.

- 3.2 In order to establish the ownership of the occupied sites, searches have been carried out at the Land Registry. These searches have produced very limited information. In view of this limited information, the ownership of the sites can be summarised as follows.

Site 1 There is no clear information at this stage and investigation is ongoing.

Site 3 is owned by the City Council..

Site 4 No information available at present.

Site 6 is part of the adopted highway and therefore within the control of the County Highways Authority.

Site 7 is owned by The Church Commissioners.

Mr Williams, who occupies City Council-owned land at Site 3 has indicated that he will leave the site voluntarily in June 2004. On other sites, where ownership has been established, there has been a positive initial response about taking action, to remedy the unauthorised development. There is additional line of information to be pursued before the investigation into land ownership is complete. The investigation into land ownership is expected to be completed by April 2004. This of course is dependent on the responses received from other interested parties. Remedial action will thereafter be progressed in accordance with the Cabinet decision of December 2003

### 3.0 Recommendation

- 4.1 The Committee is asked to note the progress of the investigation into land ownership, and the reduction in the number of sites currently occupied unlawfully

### OTHER CONSIDERATIONS:

#### 4.0 CORPORATE STRATEGY (RELEVANCE TO):

- 4.1 Looking after the natural and built environment is a core objective

#### 5.0 RESOURCE IMPLICATIONS:

- 5.1 To be met from within existing Budget allocations and staff resources

### BACKGROUND DOCUMENTS:

Enforcement Investigation Files: [not available for public inspection by virtue of paragraph 12[5] of the Access to Information Act 1995.

### APPENDICES:

- Appendix 1 Plan showing location of unauthorised "Dome" sites at November 2003