Important - This Communication Affects Your Property

Town And Country Planning Act 1990

(as amended by the Planning and Compensation Act 1991)

Enforcement Notice

Issued by: Taunton Deane Borough Council

1. This Notice is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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 at Trefusis Lodge, Tone Green, Bradford on Tone shown edged red on the attached plan.

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

Without planning permission demolished the south east facing wall of the barn and partially demolished the remaining three walls of the barn and thereafter reconstructed the walls erecting a two storey building.

4. Reasons for issuing this notice

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

The Council does not consider that there is a need for any commercial, office, business or residential premises in this location divorced from any settlement. Accordingly the development represents sporadic development in the open countryside, contrary to policies S1 and EC7 of the Taunton Deane Local Plan and advice contained in Planning Policy Statement 7.

The site is within flood zone 3. The Council does not consider that the sequential test required by PPS25 would be passed because the development could reasonably be sited elsewhere.

The development, by reason of its location away from any settlement, is likely to encourage the need to travel by private transport contrary to policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, policy S1 of the Taunton Deane Local Plan and advice contained in PPG13.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

5. What you are required to do

Demolish in its entirety the building shown edged white on the photographs attached to this Notice.

6. Time for compliance

4 months from the date that this Notice takes effect

7. When this notice takes effect

This notice takes effect on 24th November 2008, unless an appeal is made against it beforehand.

Dated: 16th October 2008.

Signed:

on behalf of Taunton Deane Borough Council
Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE

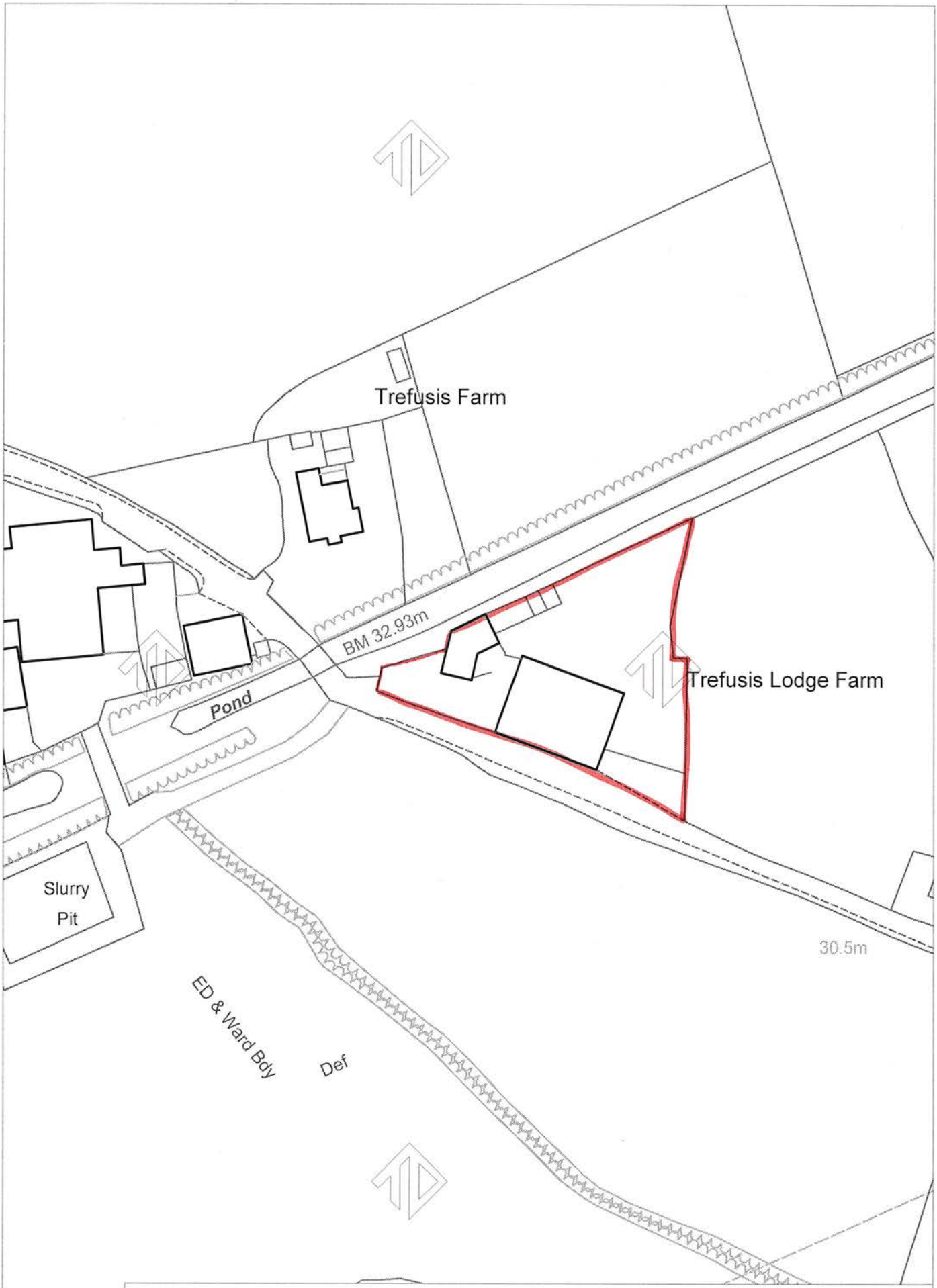
Annex

Your right of appeal

You can appeal against this notice, but any appeal must be 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 booklet "Making your enforcement appeal" sets out your rights and grounds for appeal . You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice. The second copy of the appeal form and the notice should be sent to the Legal and Democratic Services Manager, The Deane House, Belvedere Road, Taunton, TA1 1HE. 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 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] 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 Council.



Title:

Date: 30/11/2004

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Taunton Deane Borough Council

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26/09/2008 08:39


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