Important - This Communication Affects Your Property
Town And Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

Enforcement Notice: E/034/46/08
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 Orchard Croft, Bussells Farm Lane, West Buckland, Wellington, TA21 9LJ shown hatched red on the attached plan.

3. The matters which appear to constitute the breach of planning control
Without planning permission, removed the stone wall and agricultural gate and erected a wall, wooden gates posts and wooden gates as shown on Photograph 1 moving the alignment of the boundary closer to the highway

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 site is within the designated area of the Blackdown Hills Area of Outstanding Natural Beauty where it is the policy to safeguard the exceptional landscape and wildlife quality of the countryside through the strict control of development. The proposal would constitute a visual intrusion which would be detrimental to both the street scene and wider visual amenities of the Area of Outstanding Natural Beauty by virtue of the scale, height, massing, colour and

materials and would therefore be contrary to Taunton Deane Local Plan Policies SI (D), S2 (A) and EN10, Somerset and Exmoor National Park Joint Structure Review Plan Policy 3 and Planning Policy Statement 7 (Sustainable Development in Rural Areas)

The wall and gates result in a substandard level of visibility serving the adjoining agricultural access and are therefore prejudicial to highway safety. The proposal is therefore contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

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

Remove the wall, wooden gate posts and wooden gates in their entirety and reinstate the stone wall and agricultural gate on the previous boundary line as shown in Photographs 2 & 3.

6. Time for compliance

31st July 2010

7. When this notice takes effect

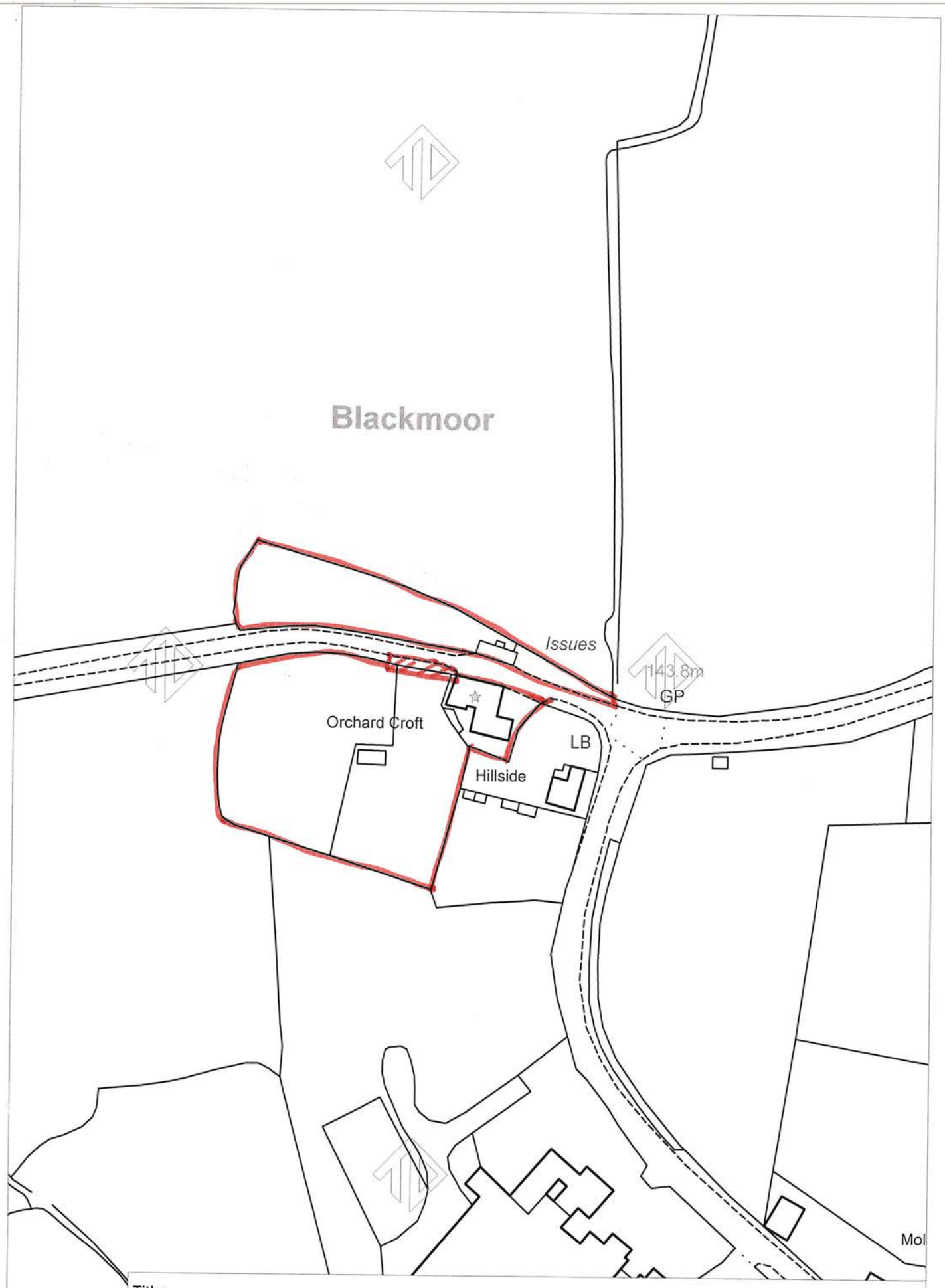
This notice takes effect on 19th March 2010, unless an appeal is made against it beforehand.

Dated: 10th February 2010

Signed: Jane Lecky

on behalf of Taunton Deane Borough Council

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



Title:

Date: 30/11/2004

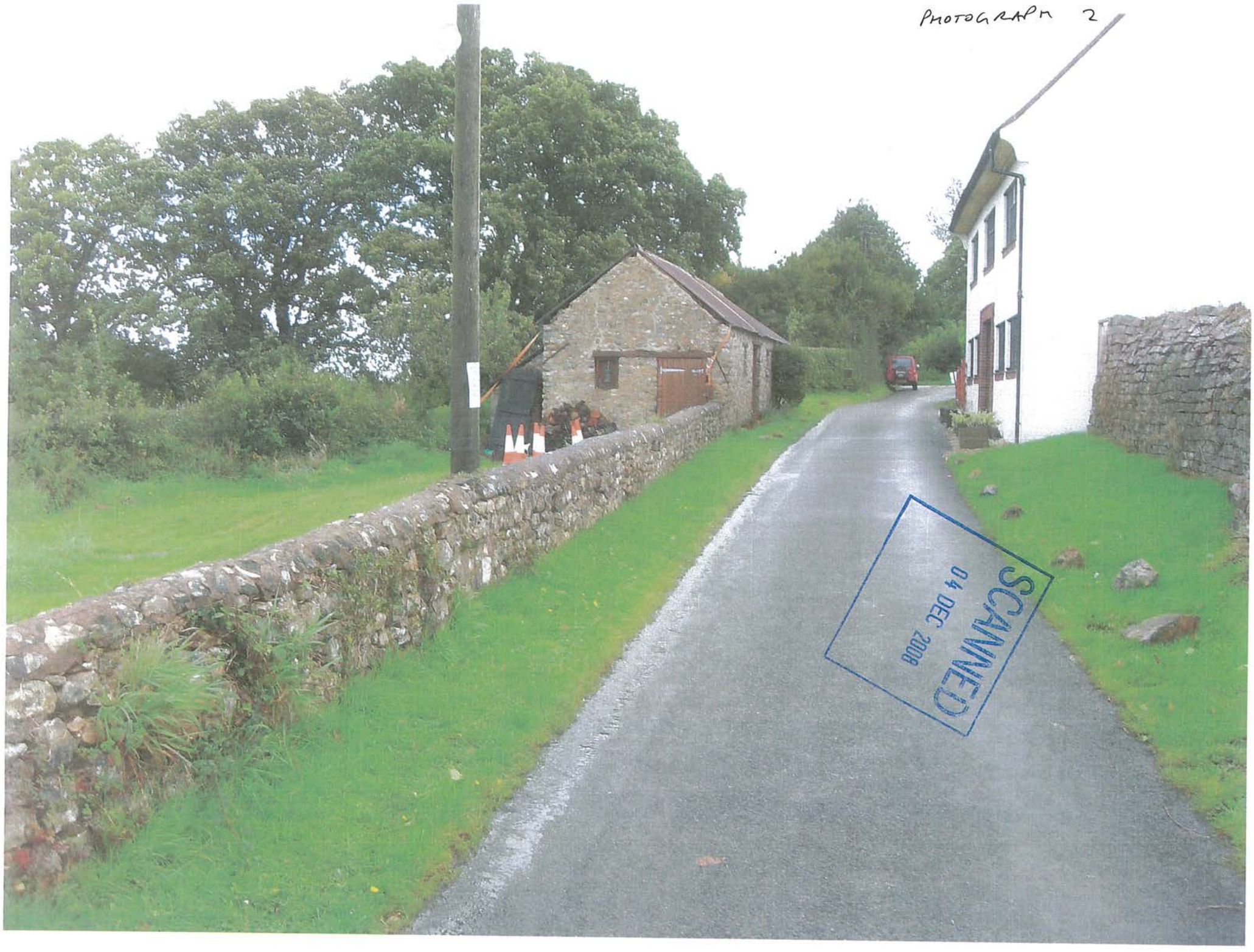
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Taunton Deane Borough Council

TAUNTON DEANE BOROUGH COUNCIL

PHOTOGRAPH 1



PHOTOGRAPH 2



SCANNED
04 DEC 2008

PHOTOGRAPH 3



Annex

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990 as amended.

Enforcement Notice relating to land at Orchard Croft, Bussells Farm Lane, West Buckland, Wellington, TA21 9LJ

This local planning authority, Taunton Deane Borough Council, has issued an enforcement notice relating to the above land and I now serve on you a copy of that notice as you have an interest in the land. Copies of the notice are also being served on the parties listed at the end of this letter who, it is understood, also have an interest in the land.

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on 19th March 2010 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period(s) specified in the notice.

Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before 19th March 2010

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by section 172;

(f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £670. You should pay half of the fee (£335) to the Taunton Deane Borough Council (made payable to Taunton Deane Borough Council) and the other half of the fee to the Planning Inspectorate (made payable to the Department for Communities and Local Government). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

Parties on whom the enforcement notice has been served

