SCANNED
08 AUG 2013

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

Enforcement Notice: E/0004/38/13
60 Bridge Street Taunton Somerset TA1 1UD
Issued By: Taunton Deane Borough Council ("the Council")

1. This Enforcement 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 Enforcement Notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the Enforcement Notice and the enclosures to which it refers contain important additional information.

2. The Land To Which The Enforcement Notice Relates
Land at 60 Bridge Street Taunton Somerset TA1 1UD shown edged red on the attached plan.

3. The Matters Which Appear To Constitute The Breach Of Planning Control
Without planning permission, the installation of a security shutter on the shopfront of the building at 60 Bridge Street Taunton Somerset TA1 1UD as shown on the attached photograph.

4. Reasons For Issuing This Enforcement Notice
It appears to the Council that the above breach of planning control has occurred within the last four years.

The security shutter detracts from the character and visual amenity of the building and street scene. It is a solid galvanised feature that projects across the shopfront and obscures the shopfront when it is in a closed position. The security shutter does not blend with the appearance of the shopfront and is considered to detract from the street scene in this location.

The security shutter is contrary to retained Policy EC17 (Shop Front Security) of the Taunton Deane Local Plan which allows shutters where (A) they do not detract from any architectural features and are not detrimental to the street scene; and (B) they are designed and finished in a way which minimises their visual impact and is compatible with the shopfront.

The security shutter is contrary to Policy DM1d of the adopted Taunton Deane Core Strategy which seeks to prevent unacceptable harm to the appearance and character of any affected building or street scene.

The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections.

5. What You Are Required To Do
Remove the unauthorised security shutter from the building at 60 Bridge Street Taunton Somerset TA1 1UD

6. Time For Compliance
Six weeks from the date that this Enforcement Notice takes effect.

7. When This Enforcement Notice Takes Effect
This Enforcement Notice takes effect on 5 September 2013 unless an appeal is made against it beforehand.

Dated: 1 August 2013
Signed:

on behalf of ROY PINNEY, LEGAL SERVICES MANAGER

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


HORSE LANE
14b
14c
BLACK
16
14
1
2
Old Flour Loft
2
68
66
62
52
50
48
46
42
40
41
55
15.0m
15.2m
Laverock Court
1 to 24
LB
Sub Sta
TCBs
3
1
3
7
7a
9
44


TAUNTON FOOD & WINE

ANNEX

Important - This Communication Affects Your Property
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Enforcement Notice: E/0004/38/13
60 Bridge Street Taunton Somerset TA1 1UD

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 Enforcement Notice as you have an interest in the land. Copies of the Enforcement 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.

Your Right of Appeal

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the Enforcement Notice. Unless an appeal is made, as described below, the Enforcement Notice will take effect on 5 September 2013 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 5 September 2013.

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 Enforcement 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 Enforcement 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 Enforcement 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 Enforcement 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 equivalent to double the amount payable for a normal planning application. (The fee is £385.00 and so double the fee payable is £770.00). You should pay the fee to the Taunton Deane Borough Council (made payable to Taunton Deane Borough Council). 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

[redacted]