Somerset West and Taunton

Community Infrastructure Levy (CIL)

[redacted]

10 March 2022

PLANNING APPLICATION:	05/19/0020
SITE ADDRESS:	RUMWELL FARM SHOP, WELLINGTON ROAD, BRADFORD ON TONE, TAUNTON, TA4 1EJ
DEVELOPMENT DESCRIPTION:	Erection of a single storey extension to the cafe to the side of Rumwell Farm Shop, Wellington Road, Bradford on Tone

Dear THE OWNER / OCCUPIER,

On 25 February 2022 the Council wrote to Mitchell Partners, who assumed liability to pay the CIL for this development by the completion and submission of a CIL Form 2 Assumption of Liability dated 1 March 2021, to advise that if the outstanding CIL liability of £824.71 was not received by the Council by 7 March 2022 a CIL Stop Warning Notice would be served on the site.

To date we do not appear to have received a response to this letter and the outstanding CIL payment of £824.71 remains unpaid.

Therefore, as advised, a CIL Stop Warning Notice has been served on this CIL chargeable development.

This Notice is displayed on the site and a copy has been sent to Mitchell Partners at Orchard Farm, Orchard Lane, Hillcommon, Taunton TA4 1DW.

A copy is hereby enclosed for your information as this affects land which you occupy.

Please read this Notice carefully.

Yours sincerely,

Rebecca Staddon
Tel: 0300 304 8000
E-mail: planningobligations@somersetwestandtaunton.gov.uk

Somerset West and Taunton

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES

The Community Infrastructure Levy Regulations 2010

WARNING NOTICE

SERVED BY: **Somerset West and Taunton Council ("the Council")**

To: [redacted]

1. **THIS NOTICE** is issued by the Council, in exercise of their power in Regulation 89 of the 2010 Regulations, because they consider that it is expedient that the activity specified in this notice may have to cease after 14 days of the serving of this notice unless the cleared payment described in paragraph 4 below has been received by the Council. The Council hereby give warning that a CIL Stop Notice will be served on or after the 24 March 2022 in exercise of their power in Regulation 90 of the 2010 Regulations on the land described below. Important additional information is given in the Annex to this notice.

2. **THE LAND TO WHICH THE NOTICE RELATES**

   RUMWELL FARM SHOP, WELLINGTON ROAD, BRADFORD ON TONE, TAUNTON, TA4 1EJ, shown edged red on the attached plan.

3. **ACTIVITY TO WHICH THIS NOTICE RELATES**

   Erection of a single storey extension to the cafe to the side of Rumwell Farm Shop, Wellington Road, Bradford on Tone

4. **REASONS FOR ISSUING THIS NOTICE**

   The Council has served a liability notice on you. Payment was due by 25 February 2022. The chargeable amount of £824.71 remains unpaid.

5. **WHAT YOU ARE REQUIRED TO DO**

   Payment of the outstanding CIL liability of £824.71 immediately. If payment is not received by 24 March 2022 a CIL Stop Notice will be served .
   If a CIL Stop Notice is served any activity connected with the CIL chargeable development must cease.

The contravention of a CIL Stop Notice is an offence under Regulation 93 of the Community Infrastructure Regulations 2010 (as amended).

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 10 March 2022.

Dated: 10 March 2022

Signed: 

DIRECTOR - PLACE AND CLIMATE CHANGE

ANNEX

YOUR RIGHTS OF APPEAL IF A STOP NOTICE IS SERVED IN RELATION TO THE LAND DESCRIBED IN PARAGRAPH 2 OF THE ATTACHED WARNING NOTICE.

You may appeal to the Planning Inspectorate against the issue of a Community Infrastructure Levy (CIL) stop notice (Regulation 119) where:

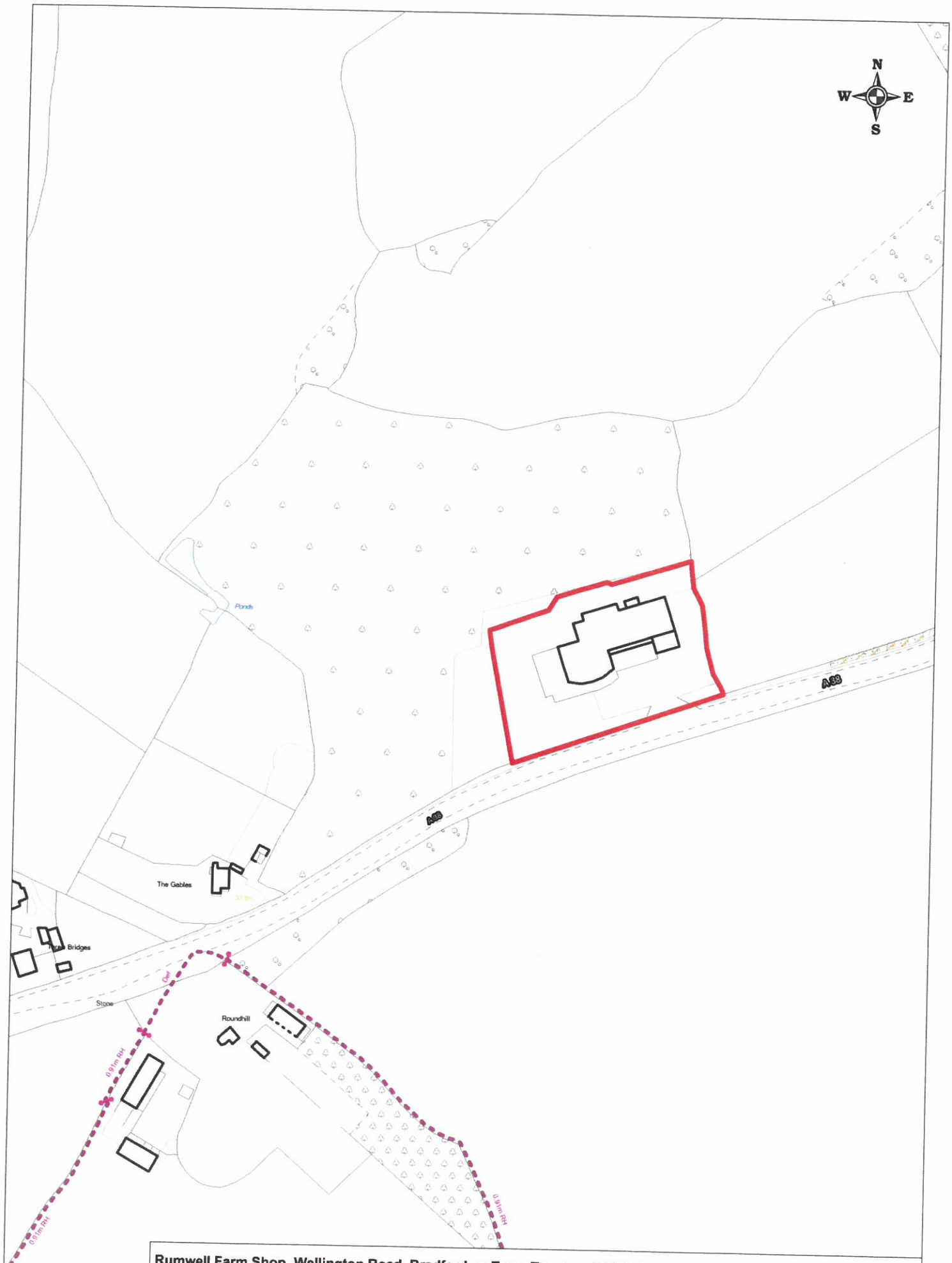
- The collecting authority did not serve a warning notice before imposing the CIL stop notice; or
- The development for which the CIL stop notice was imposed has not commenced.

Appeals against CIL stop notices must be made within 60 days of the date the notice takes effect.

Offence

93.-

1. A person commits an offence if the person contravenes a CIl, stop notice
    a. which has been served on that person; or
    b. a copy of which has been displayed in accordance with regulation 90(6)
2. Contravention of a CIL stop notice includes causing or permitting the contravention of the notice.
3. An offence under this regulation may be charged by reference to a day or a longer period of time.
4. A person may be convicted of more than one such offence in relation to the same CIL stop notice by reference to different days or periods of time.
5. It is a defence for a person charged with an offence under this regulation to prove that
    a. the CIL stop notice was not served on the person; and
    b. the person did not know, and could not reasonably have been expected to know, of its existence.
6. A person convicted of an offence under this regulation is liable
    a. on summary conviction, to a fine not exceeding £20,000; or
    b. on conviction on indictment, to a fine.
7. In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



Rumwell Farm Shop, Wellington Road, Bradford on Tone, Taunton, TA4 1EJ

Date: 09/03/2022 Scale 1: 2500

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Somerset West and Taunton Council

Somerset West and Taunton