Original

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

Enforcement Notice: E/0135/27/11
Issued By: Taunton Deane Borough Council ("the Council")
Land at Knapp Farm Hillfarrance Road Hillfarrance Taunton Somerset TA4 1AN

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
Agricultural land at Knapp Farm Hillfarrance Road Hillfarrance Taunton Somerset TA4 1AN shown edged red on the attached plan ("the Site").

3. The Matters Which Appear To Constitute The Breach Of Planning Control
Without planning permission, the stationing of a mobile home on the Site for residential occupation in the approximate position shown coloured blue on the attached plan and 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 ten years.

The mobile home was brought on to the Site to accommodate persons carrying out renovations to the Grade II Listed Building on the Site which is shown coloured green on the Plan ("the Building"). The Building was not fit for residential use whilst the renovation works were being carried out. In the past, therefore, the mobile home had the benefit of Permitted Development rights in accordance with Schedule 2, Part 4, Class A, Paragraph A of the Town and Country Planning (General Permitted Development) Order 1995 which provides that planning permission is deemed as granted for Temporary Buildings and Uses as follows:-

"A - The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land".

The renovation works to the Building have completed to the extent that it is now possible for the Building to be occupied for residential use. There is no longer any need for the mobile home to be occupied for residential use on the Site and the mobile home should be removed from the Site.

The Site lies in an open countryside location where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the development proposal serves a genuine appropriate rural need. The Site is distanced from facilities and services required for day to day living. It is considered that residents of the mobile home are reliant on the private motor vehicle for most day to day needs. This is unsustainable in transport terms.

The unauthorised use of the Site for the siting of the mobile home and residential use is contrary to the following policies:-

DM1 (General Requirements), DM2 (Development in the Countryside) and SP1 (Sustainable Development Locations) of the Taunton Deane Core Strategy.

It is also contrary to guidance at paragraphs 55, Section 11 (Conserving and Enhancing the Natural Environment) and paragraph 207 (Enforcement) of the National Planning Policy Framework.

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

5. What You Are Required To Do

(i) Cease residential use of the mobile home on the Site; and

(ii) Remove the mobile home from the Site together with fencing and other items associated with the unauthorised domestic use of the agricultural field on the Site.

6. Time For Compliance

9 months from the date that this Enforcement Notice takes effect.

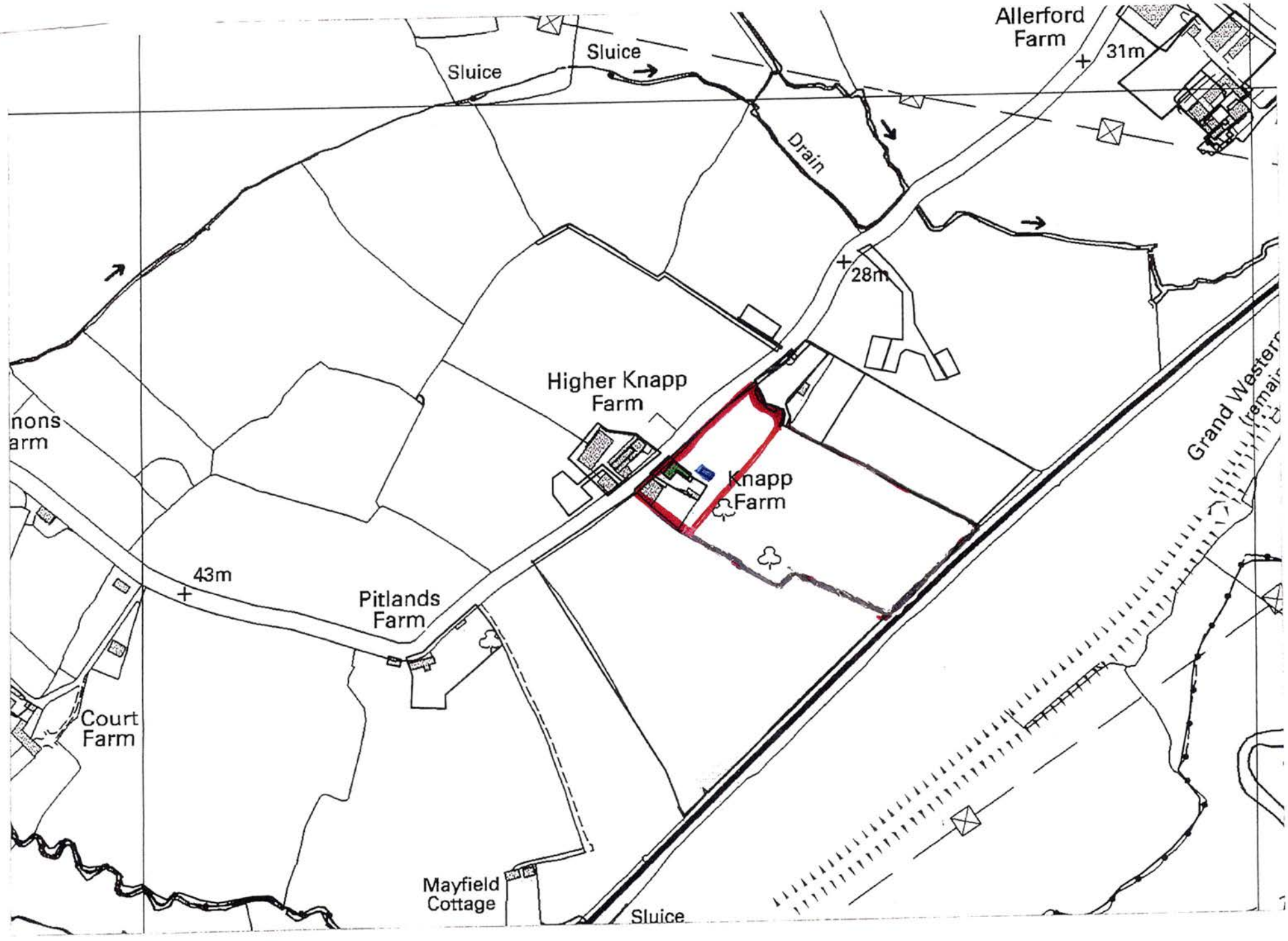
7. When This Enforcement Notice Takes Effect

This Enforcement Notice takes effect on 24 January 2014 unless an appeal is made against it beforehand.

Dated: 18 DECEMBER 2013

Signed: ROY PINNEY, LEGAL SERVICES MANAGER

on behalf of
Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton


Allerford
Farm
31m
Sluice
Sluice
Drain
28m
Higher Knapp
Farm
Knapp
Farm
Grand Weste
(remain
nons
arm
43m
Pitlands
Farm
Court
Farm
Mayfield
Cottage
Sluice



Annex

Important - This Communication Affects Your Property
Town and Country Planning Act 1990
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Enforcement Notice relating to Land at Knapp Farm Hillfarrance Road Hillfarrance Taunton Somerset TA4 1AN

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 24 January 2014 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the Enforcement 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 24 January 2014.

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]