ENFORCEMENT NOTICE
MATERIAL CHANGE OF USE

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 IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) 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.

2. THE LAND AFFECTED

The land and buildings at the former Blackboy Farm, Wellington Relief Road, Wellington shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the change of use of the land and buildings at the former Blackboy Farm, Wellington Relief Road, Wellington for the storage of plant, equipment and materials used in connection with a road repairing business.

4. REASONS FOR ISSUING THIS NOTICE

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

The current unauthorised use of the land attracts significant traffic movements causing traffic to move into and out of a Class I road, on a length where traffic speeds can be at the national speed limit and at a point where visibility is restricted. The substandard access causes conflicting traffic movements and is not in the interests of the safety and convenience of road users. It is considered that the current use is contrary to Policies WD/IE/1 and WD/IE/3 of the West Deane Local Plan and Policies S1 and EC4 of the Taunton Deane Local Plan.

The open storage use constitutes an undesirable intrusion into the visual amenities of the area contrary to Policy WD/IE/1 of the West Deane Local Plan and Policies S1 and EC4 of the Taunton Deane Local Plan.

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

5. WHAT YOU ARE REQUIRED TO DO

(i) Stop using the land and buildings at the former Blackboy Farm, Wellington Relief Road, Wellington for the storage of plant, equipment and materials used in connection with a road repairing business.

Time for compliance: 2 weeks after this notice takes effect.

(ii) Remove from the land and buildings all plant, equipment and materials and reinstate the land to the condition it was in prior to the breach of planning control.

Time for compliance: 2 weeks after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 10 March 2003 unless an appeal is made against it beforehand.

Dated: 4 February 2003

Signed: 

on behalf of: TAUNTON DEANE BOROUGH COUNCIL

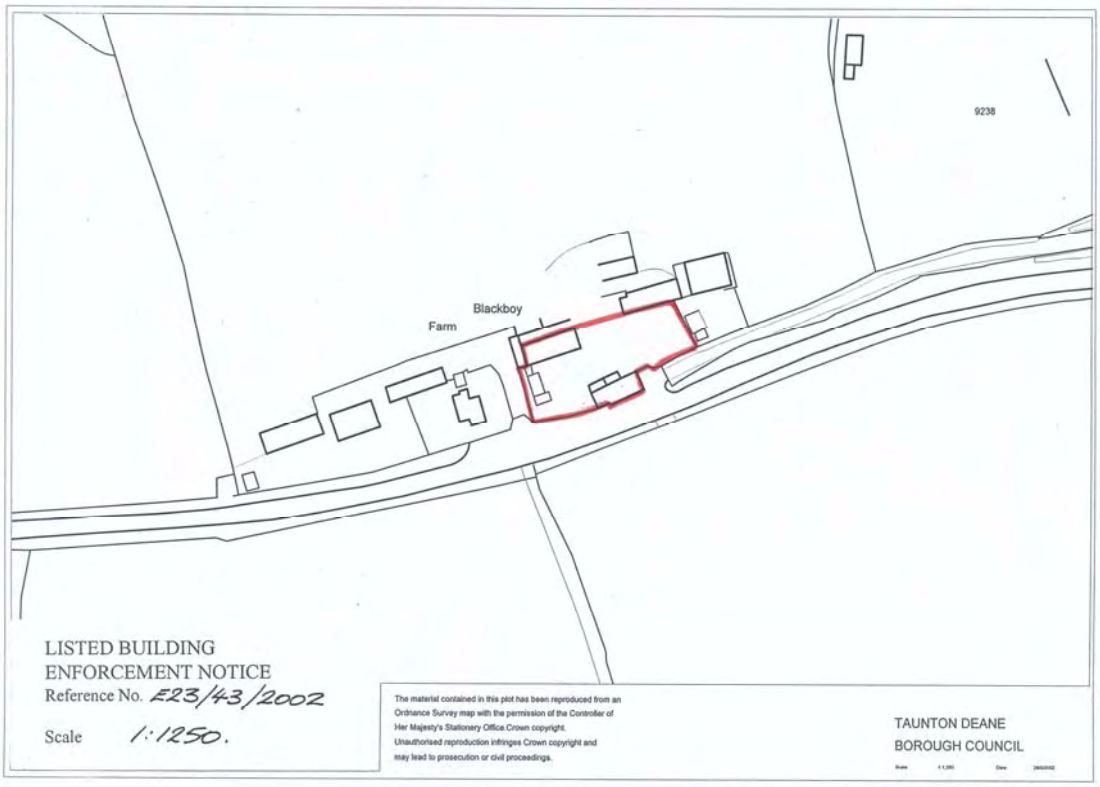
The Deane House,
Belvedere Road,
TAUNTON

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 10 March 2003. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other should be sent to the Chief Executive at Taunton Deane Borough Council. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 10 March 2003 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 the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



LISTED BUILDING
ENFORCEMENT NOTICE
Reference No. E23/43/2002

Scale 1:1250.

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TAUNTON DEANE
BOROUGH COUNCIL