IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Planning (Town and Country Planning Act) Act 1990, Section 215

Section 215 Notice Served by: Somerset West and Taunton Council

To: The Occupiers
Bloomfield Lodge
Hamilton Road
Taunton
Somerset
TA1 2EP

1. Somerset West and Taunton Council ('the Council') is the local planning authority for the purposes of Section 215 of the Town and Country Planning Act 1990 ('the Act').

2. You are the occupiers of land situated at ('the Land') edged in red on the attached plans.

3. It appears to the Council that the amenity of part of its area is adversely affected by the condition of that Land.

4. In accordance with its powers mentioned above, NOTICE IS GIVEN that the Council requires that the steps set out in the Schedule below should be taken to remedy the condition of the Land.

5. Steps i) to iv) in the Schedule should be complied with in full within four weeks of the date on which this Notice takes effect.

   If you do not take the required action to comply with this Notice your failure could result in several courses of action. Either or all of these actions may be pursued as follows:

   a) A prosecution in the magistrates' court for non-compliance with this Notice, which could result in a substantial fine if found guilty of an offence.

   b) The Council carrying out the works required by the Notice followed by action in the County Court to recover, from you, all expenses and costs reasonably incurred by such action.

   c) Registration with HM Land Registry of a charge on your Land recoverable should the Land be sold.

6. This Notice shall take effect, subject to the provisions of Section 217 of the act, at the end of the period of eight weeks after the date of service of this Notice on you.

Schedule

i) Retain and safely store on-site all the stonework from the collapsed perimeter wall;

ii) Retain and safely store on-site all other historic building materials removed from the buildings on the Land and, for the avoidance of doubt, no curtilage outbuildings or structures shall be demolished without prior Listed Building Consent being granted by the Local Planning Authority

iii) Clear all open spaces on the Land of cut vegetation, hardcore, rubble, disused materials, waste, demolition materials and rubbish and permanently remove the same from the Land; and

iv) Ensure that the whole perimeter of the Land remains fully secured by retaining the remaining stone perimeter walls in good condition and by installing tidy and appropriate fencing where necessary to ensure unauthorised access cannot be gained to the Land.

Bloomfield Lodge is a listed building and any works other than like-for-like repairs may require Planning and Listed Building Consent. You are therefore advised to consult with the Council's Heritage at Risk Officer or Conservation Officer, before any replacement features are manufactured or installed. Failure to do so could result in further enforcement action being taken under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Dated: ……15th March.2023

Signed: 

Assistant Director Strategic Place and Planning

Please address any communications to:

Dr Joanne O'Hara
Programme Manager - Heritage at Risk
Somerset West and Taunton Council
The Deane House
Belvedere Road
Taunton
TA1 1HE