ENFORCEMENT NOTICE
OPERATIONAL DEVELOPMENT

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

Land at Fordbridge, Dairy House Lane, Bickenhall shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a large structure comprising a garage/shed on land outside the domestic curtilage of Fordbridge, Dairy House Lane, Bickenhall.

4. REASONS FOR ISSUING THIS NOTICE

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

The garage/shed erected, by reason of its size and siting is considered to be tantamount to a new dwelling outside the recognised limits of a designated settlement in open countryside and situated within a designated Special Landscape Area. The garage/shed is in an isolated position away from the house, outside of the recognised domestic curtilage of Fordbridge. It is the policy of the Local Planning Authority to strictly control development in such areas. It is not considered that the proposal maintains or enhances the environmental quality and landscape character of the area. The garage/shed constitutes an undesirable intrusion into an area of open countryside to the detriment of the visual amenities of the locality. Therefore, the proposal is considered to be contrary to Policy STR6 and Policy 5 of the Somerset and Exmoor National Park Joint Structure Plan Review, Policy ED/EC/7 of the East Deane Local Plan and Policy S8 of the Taunton Deane Local Plan Revised Deposit.

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

5. WHAT YOU ARE REQUIRED TO DO

(i) Demolish the unauthorised garage/shed situated on land at Fordbridge, Diary House Lane, Bickenhall.

Time for compliance: 6 weeks after this notice takes effect.

(ii) Remove all materials resulting from the demolition from the site and reinstate the land to the condition it was in prior to the breach of planning control.

Time for compliance: 6 weeks after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9 February 2004 unless an appeal is made against it beforehand.

Dated: 7 January 2004

Signed: 

on behalf of: TAUNTON DEANE BOROUGH COUNCIL

The Deane House,
Belvedere Road,
TAUNTON.

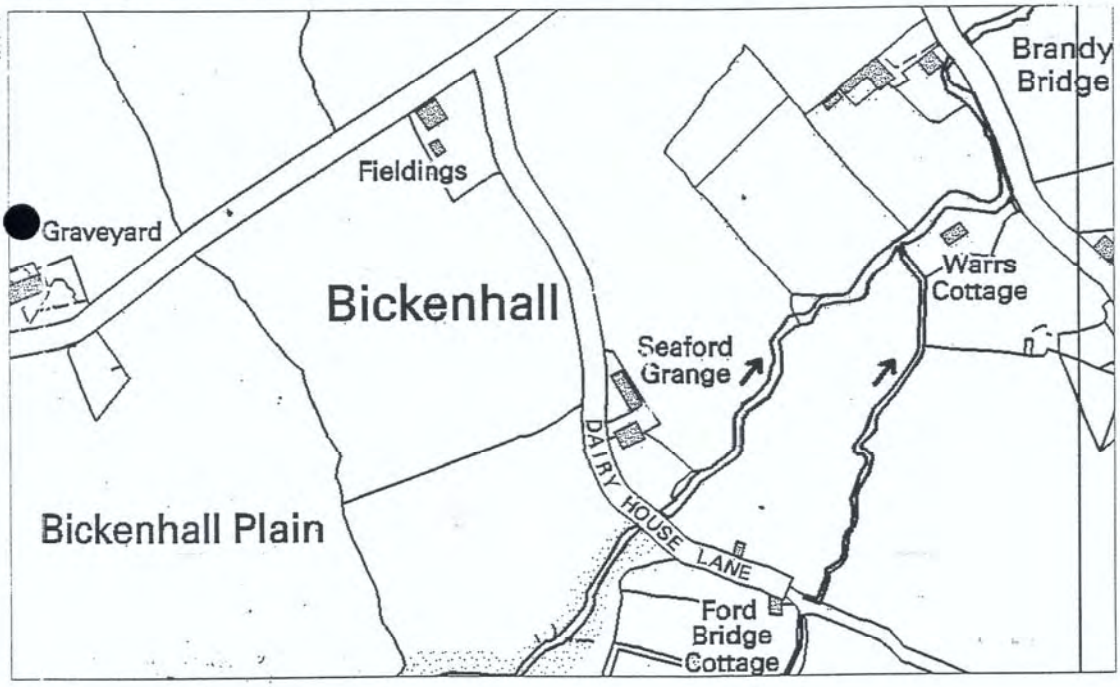
YOUR RIGHT OF APPEAL

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 9 February 2004. 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 9 February 2004 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.




Brandy
Bridge
Fieldings
Graveyard
Bickenhall
Warrs
Cottage
Seaford
Grange
DAIRY HOUSE LANE
Bickenhall Plain
Ford
Bridge
Cottage