Somerset Enforcement – West Team

The Deane House, Belvedere Road,
Taunton, TA1 1HE

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Levelling-up and Regeneration Act 2023)

ENFORCEMENT WARNING NOTICE

SERVED BY: Somerset Council herein after referred to as "the Council".

To: [redacted]

1. The Council considers that there has been a breach of planning control on the land in that without planning permission, unauthorised operational development, and a change of use of the land has taken place as specified in paragraph 5.

2. This enforcement warning notice is issued by the Council, in exercise of their power in section 172ZA of the above Act. The Council considers that it is expedient to issue this notice, as having regard to the provisions of the Development Plan and to other material considerations, there is a reasonable prospect that, if an application for planning permission in respect of the development stated in paragraph 5 below were made, planning permission may be granted.

Important additional information is given in the Annex to this notice.

3. **THE REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the use of the land has changed from agricultural to residential use and that operational development has occurred due to the erection of a large timber building.

4. **THE LAND TO WHICH THIS NOTICE RELATES**

LAND OFF B3227 OPPOSITE WEST BOVEY FARMHOUSE, WATERROW, TA4 2BA

(Land Registry Title Number ST204916 shown in BLUE). (the Land), shown edged in a RED on the attached plan.

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

Unauthorised operational development involving the erection of a large timber building and change of use of the land from agricultural to residential.

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

You are required to regularise the breach of planning control by:

i. Submitting a planning application for the development stated in paragraph 3 above; or

ii. Cease the use of the land for residential purposes and remove the timber building.

Failure to comply with this notice within the specified period stated in paragraph 5 below may result in further enforcement action being taken.

7. **TIME FOR COMPLIANCE**

3 months after the date of this notice.

8. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 5th June 2024

Dated: 5th June 2024

Signed:

Simon Moon, Planning Enforcement Officer

Councils Authorised Officer

On behalf of Somerset Council, The Deane House, Belvedere Road, Taunton, TA1 1HE

Nominated Officer: Simon Moon

Planning Enforcement Officer
Somerset Council (Planning West)
Direct dial: 01823 219474

Email: simon.moon@somerset.gov.uk

ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Simon Moon Planning Enforcement Officer, Somerset Council, The Deane House, Belvedere Road, Taunton, TA1 1HE. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

Persons on whom this Notice has been served:

[redacted]

The Occupier of the Land



© Crown copyright and database rights 2024 Ordnance Survey