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 Gammon Barn, Ham, Nr. Wellington shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a building for storage purposes.

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 site lies within a countryside area where it is the policy of the Local Planning Authority only to allow the conversion of existing buildings to new uses where such buildings meet certain criteria, including whether the surroundings of the building will be materially unaltered. The property is the result of a barn conversion and in the opinion of the Local Planning Authority, the storage building, including its inappropriate design, materially alters the surroundings of the converted barn to the detriment of the rural character and visual amenities of the area. The development is, therefore, contrary to this policy.

The design and external appearance of the storage building is, in the opinion of the Local Planning Authority, inappropriate to this site and out of keeping with the rural character of the area. The development thus detracts from the visual amenity of the area.

The site lies within the open countryside where development is strictly controlled. In the opinion of the Local Planning Authority, insufficient justification has been put forward for the storage building, particularly in view of the existing detached garage at the property providing ancillary accommodation for garaging and storage.

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) Dismantle and remove the unauthorised storage building from the land.

Time for compliance: 3 months after this notice takes effect.

(ii) Reinstate the land to its condition prior to the breach of planning control.

Time for compliance: 3 months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 21st July 1997 unless an appeal is made against it beforehand.

Dated: 18th June 1997

Signed: [redacted]

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 21st July 1997. 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 General Manager 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 21st July 1997 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.

ENFORCEMENT NOTICE

Reference No. 46/96/005

Scale 1 : 2500

