Original

Important - This Communication Affects Your Property
Town And Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

Enforcement Notice: E/0008/30/13
Issued By: Taunton Deane Borough Council ("the Council")
Land Known as Gypsy Platt Blagdon Hill Pitminster Taunton Somerset

1. This Enforcement Notice is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this Enforcement Notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the Enforcement Notice and the enclosures to which it refers contain important additional information.

2. The Land To Which The Enforcement Notice Relates
Field in land known as Gypsy Platt Blagdon Hill Pitminster Taunton Somerset shown edged red on the attached plan.

3. The Matters Which Appear To Constitute The Breach Of Planning Control
Without planning permission, the use of agricultural land for residential occupation and the stationing of 2 caravans in the approximate positions each marked by 'X' on the attached plan and as shown on the 4 attached photographs.

4. Reasons For Issuing This Enforcement Notice
It appears to the Council that the above breach of planning control has occurred within the last ten years.

Paragraph 55 of the National Planning Policy Framework (NPPF) states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. Although there is a business being operated from the Land, it has not been proven that that there is an essential need for a rural worker to reside on this site.

The 2 caravans are positioned in an isolated area that is not well related to existing built structures and are clearly visible from an adjacent lane. The caravans are stark and prominent in appearance resulting in detriment to the landscape character and rural beauty of the Blackdown Hills Area of Outstanding Natural Beauty. The Land lies outside of the settlement limits increasing the need to travel by private car.

The unauthorised use of the Land for the siting of 2 caravans and residential use is therefore contrary to the following policies:-

CP1(a) (Climate Change), CP8 (Environment), DM1(General Requirements), DM2(Development in the Countryside), SP1 (Sustainable Development Locations) and SP4 (Realising the Vision for the Rural Areas) of the Taunton Deane Core Strategy.

STR1 (Sustainable Development), STR6 (Development Outside Towns, Rural Centres and Villages) and Policy 5 (Landscape Character) of the Somerset and Exmoor National Park Joint Structure Plan Review.

It is also contrary to guidance at paragraphs 55, Section 11 (Conserving and Enhancing the Natural Environment) and paragraph 207 (Enforcement) of the National Planning Policy

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

5. What You Are Required To Do
Remove the caravans from the Land and cease residential occupation of the Land

6. Time For Compliance
6 months from the date that this Enforcement Notice takes effect.

7. When This Enforcement Notice Takes Effect
This Enforcement Notice takes effect on 17 April 2013 unless an appeal is made against it beforehand.

Dated: 13 March 2013
Signed: R Bryant

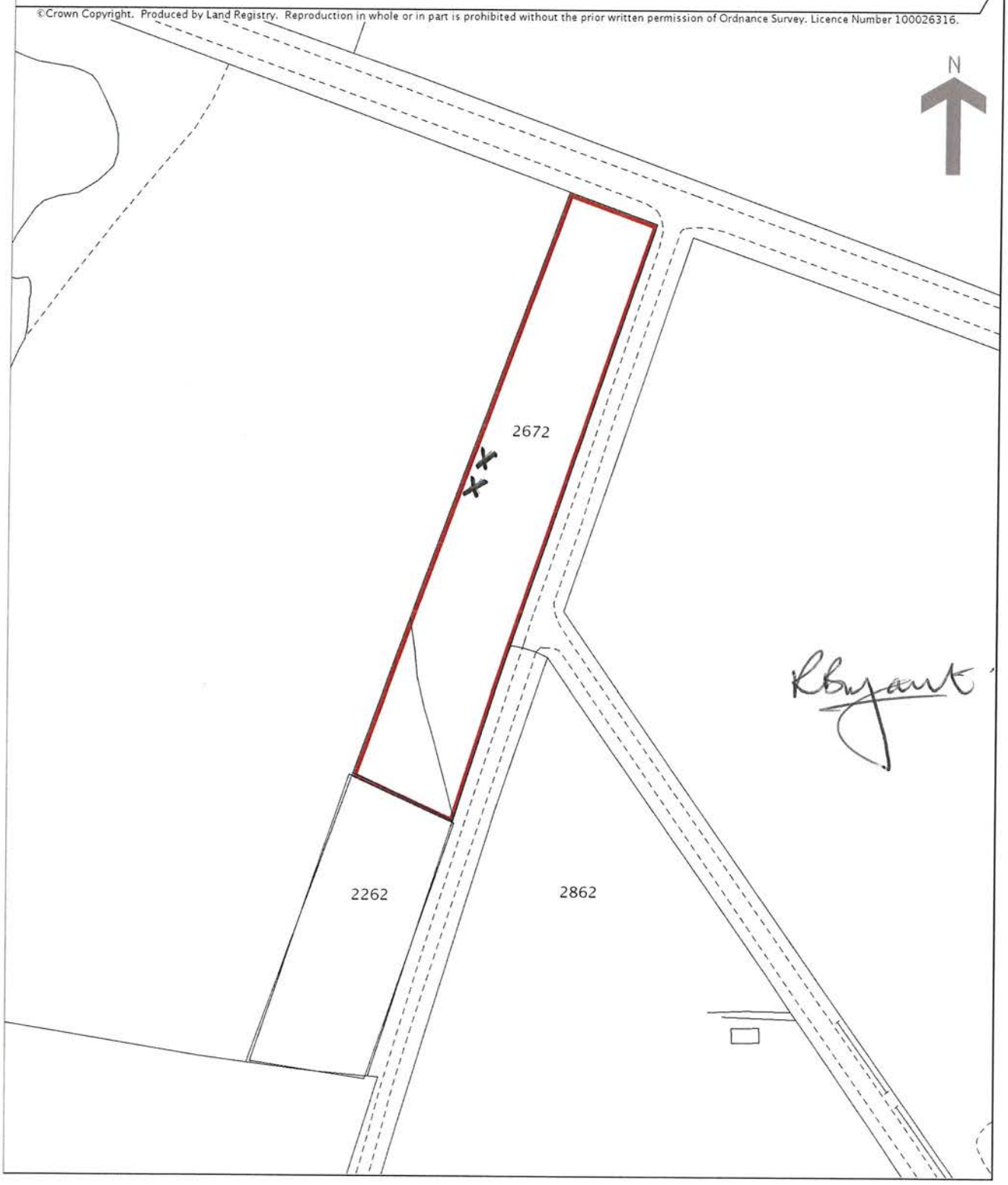
on behalf of

Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE

Land Registry
Current title plan

Title number **ST237461**
Ordnance Survey map reference **ST1916NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Somerset : Taunton Deane**

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This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 08 March 2013 at 10:18:23. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Plymouth Office.


21.01.2013 13:58


21.01.2013 13:59


21.01.2013 14:00


21.01.2013 14:00

Annex

Important - This Communication Affects Your Property
Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

Enforcement Notice relating to Land Known as Gypsy Platt Blagdon Hill Pitminster Taunton Somerset

This local planning authority, Taunton Deane Borough Council, has issued an Enforcement Notice relating to the above land and I now serve on you a copy of that Enforcement Notice as you have an interest in the land. Copies of the Enforcement Notice are also being served on the parties listed at the end of this letter who, it is understood, also have an interest in the land.

Your Right of Appeal
There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the Enforcement Notice. Unless an appeal is made, as described below, the Enforcement Notice will take effect on 17 April 2013 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the Enforcement Notice.

Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the Enforcement Notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before 17 April 2013.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Enforcement Notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the Enforcement Notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the Enforcement Notice were not served as required by

section 172;

(f) that the steps required by the notice to be taken, or the activities required by the Enforcement Notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the Enforcement Notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee equivalent to double the amount payable for a normal planning application. (The fee is £385.00 and so double the fee payable is £770.00). You should pay the fee to the Taunton Deane Borough Council (made payable to Taunton Deane Borough Council). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the Enforcement Notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

Parties on whom the Enforcement Notice has been served

[redacted]