ENFORCEMENT NOTICE
MATERIAL CHANGE OF USE

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

The premises and land at The Old Stanmoor Bakery, Stanmoor Road, Burrowbridge shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the change of use of a former tailor's shop at The Old Stanmoor Bakery, Stanmoor Road, Burrowbridge into a residential dwelling.

4. REASONS FOR ISSUING THIS NOTICE

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

It is considered that the size of the site is inadequate and would not provide the sufficient curtilage required for a reasonable standard of amenity and privacy for the occupier of the proposed dwelling. The area is characterised by dwellings that have a residential curtilage, unlike the premises the subject of this Enforcement Notice. Therefore, the developmentl is considered to be contrary to Policy H9(A1) of the Taunton Deane Local Plan Revised Deposit. It is considered that the poor relationship of the building to adjoining residential properties would have a detrimental effect on the amenities of the occupiers of those properties and the future occupiers of the proposed dwelling contrary to Policy S1(f) and Policy S2(f) of the Taunton Deane Local Plan Revised Deposit.

The Council does not consider that planning permission should be given because planning conditions could not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

Stop using the premises and land at The Old Stanmoor Bakery, Stanmoor Road, Burrowbridge as a residential dwelling.

Time for compliance: 8 weeks after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 16 December 2002 unless an appeal is made against it beforehand.

Dated: 14 November 2002

Signed: 

on behalf of: TAUNTON DEANE BOROUGH COUNCIL

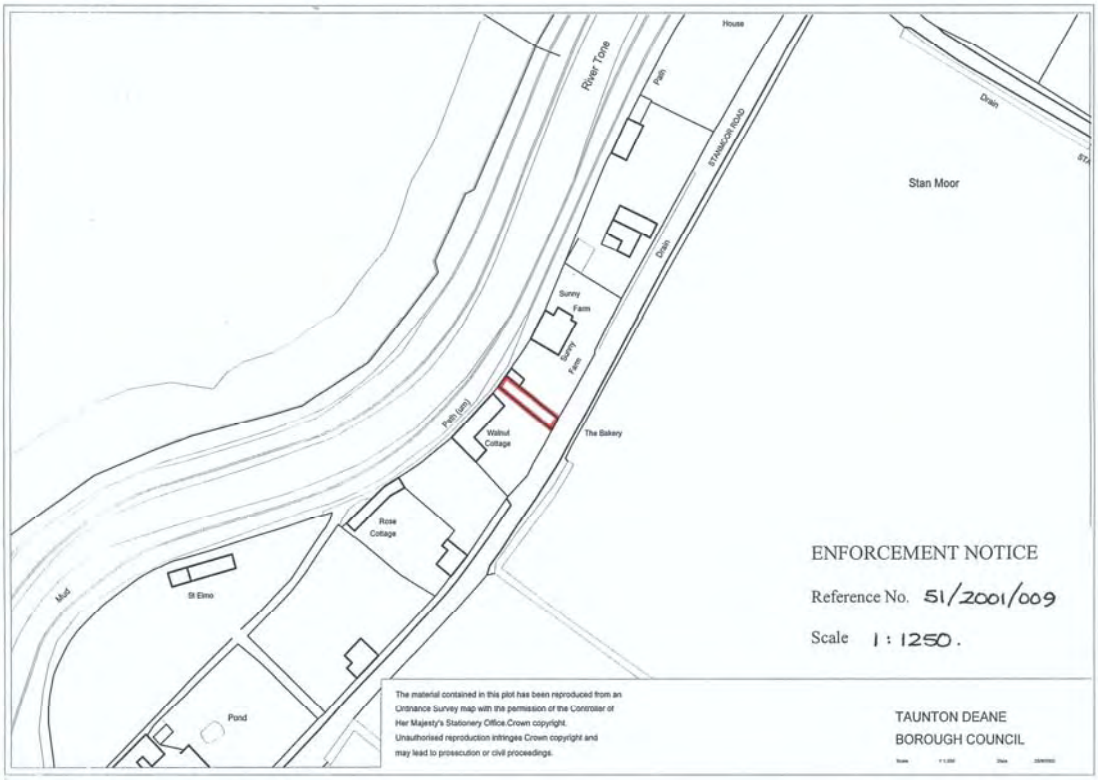
The Deane House,
Belvedere Road,
TAUNTON

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 16 December 2002. 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 16 December 2002 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.


House
River Tone
Path
Drain
STANMOOR ROAD
Stan Moor
Sunny Farm
Sunny Farm
Drain
Path (site)
Walnut Cottage
The Bakery
Rose Cottage
Mud
St Elmo
Pond
ENFORCEMENT NOTICE
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Scale 1:1250.
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TAUNTON DEANE
BOROUGH COUNCIL