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

Enforcement Notice: E/0091/38/16
Issued By: Taunton Deane Borough Council ("the Council")

1. This 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 Notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of this Notice and the enclosures to which it refers contain important additional information.

2. The Land To Which The Enforcement Notice Relates
Land at 25 Holford Road, Taunton, Somerset, TA2 7PE shown edged red on the attached plan ("the Land").

3. The Matters Which Appear To Constitute The Breach Of Planning Control
Without planning permission, the change of use of the Land from residential curtilage to use for the storage of commercial vehicles and storage containers as shown on the five 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.

The site is a residential area and the site is surrounded by residential dwellings. Commercial activities in this location are likely to give rise to unacceptable noise and disturbance to surrounding residential properties, contrary to Policy DM1 of the Taunton Deane Core Strategy.
The storage use that is being undertaken has resulted in a considerable amount of clutter and vehicle parking on the site, far in excess of that which would normally be expected within the curtilage of a residential dwelling. Therefore, the unauthorised activity is considered to be detrimental to the amenity of the area, contrary to Policy DM1 of the Taunton Deane Core Strategy.
The use of domestic curtilage for the storage of commercial vehicles and containers requires Planning permission. It is very unlikely that in the event of a planning application being submitted for the retention of this use it would be looked upon favourably in a residential area.

5. What You Are Required To Do
i) Remove from the Land the commercial vehicles and storage containers as shown in the attached photographs.

ii) Cease the use of the Land for the storage of commercial vehicles and storage containers.

6. Time For Compliance

2 months from the date that this Enforcement Notice takes effect.

7. When This Enforcement Notice Takes Effect

This Enforcement Notice takes effect on 18 October 2017 unless an appeal is made against it beforehand.

Dated: 11 September 2017

Signed: L Dolan (Authorised Officer)

Lesley Dolan Authorised Officer

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

Nominated Officer: Ann Dunford

Telephone Number: 01823 356479

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 at 25 Holford Road, Taunton, Somerset, TA2 7PE ("the Land")

This local planning authority, Taunton Deane Borough Council, has issued an Enforcement Notice relating to the Land and I now serve on you a copy of that Notice as you have an interest in the Land. Copies of the 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

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate acting on behalf of the Secretary of State before **18 October 2016**. The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal - link to http://www.planningportal.gov.uk/uploads/pins/enfinfosheet.pdf

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 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 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 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 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 of £385. You should pay the fee to the Taunton Deane Borough Council. Joint appellants need only pay one set of fees.

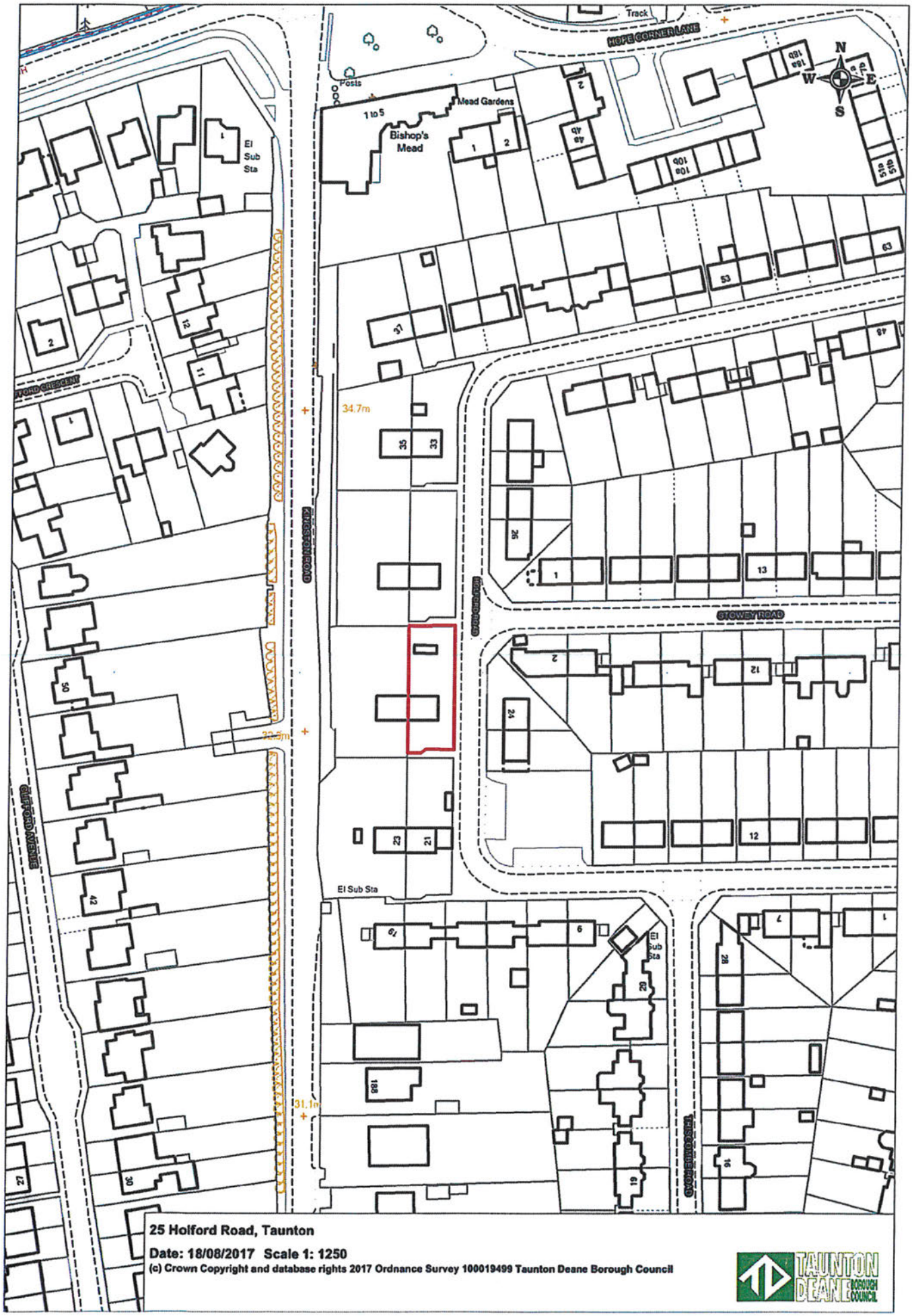
If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the Enforcement Notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the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

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice 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 specified in paragraph 6 of the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

Parties on whom the Enforcement Notice has been served:-

[redacted]



25 Holford Road, Taunton

Date: 18/08/2017 Scale 1: 1250

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TAUNTON DEANE BOROUGH COUNCIL


03.05.2017 14:33


KL02 DKY
FE55 KKZ
03.05.2017 14:33


N805 UOD
03.05.2017 14:33


NL62 OGK
03.05.2017 14:33


03.05.2017 14:33