Land Charges

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1971

ENFORCEMENT NOTICE

To: .

Of: .

. . .

[redacted]

WHEREAS:-

1. You are the owner of the land situate at The Old Forge, Rowford, Cheddon Fitzpaine, Taunton in the TAUNTON DEANE BOROUGH in the County of Somerset which is more particularly delineated on the attached plan and thereon edged red ('the Land')

2. The TAUNTON DEANE BOROUGH COUNCIL ('the Council') are the District Planning Authority and exercise the functions of the Local Planning Authority for the purpose of the provisions of Section 87 of the Town and Country Planning Act 1971 ('the Act')

3. On the nineteenth day of August 1971 the Somerset County Council as Local Planning Authority upon an application in that behalf made under the Town and Country Planning Acts 1962 to 1968 granted permission for the following development, namely:-

> The erection of a private bungalow on land at The Old Forge, Rowford, modification to existing garage, erection of workshop and formation of access and general site works in connection therewith (existing workshop to be demolished)

('the Permission')

4. The Permission was granted subject (inter alia) to conditions that:-

1. The existing workshop shall be demolished before occupation of the bungalow hereby permitted and the land on which the workshop stands shall be left in a clean and tidy condition to the satisfaction of the Local Planning Authority within one year of occupation of the bungalow.

2. The proposed access shall be formed and the existing access shall be stopped up and its use abandoned before any work is commenced on the construction of the bungalow hereby permitted

3. The screen wall around the rear of the layby and along the western side of the hardstanding area as defined on the layout plan hereby approved shall be at least six feet high and constructed of materials as may be approved by the Local Planning Authority and shall be erected within one year of the bungalow becoming available for occupation.

4. The hedge along the southern and eastern boundaries of the site shall be retained and a new hedge shall be planted along the rear of the sight line on the east side of the proposed access within nine months of the access being formed; such hedge shall be maintained and protected to the satisfaction of the Local Planning Authority.

5. There shall be no obstruction to visibility higher than three feet six inches above carriageway level between the sight lines as shown on the layout plan hereby approved and the edge of the carriageway. The land in advance of these sight lines shall be evenly graded, seeded with grass and thereafter maintained to the satisfaction of the Local Planning Authority.

6. There shall be no obstruction to visibility higher than three feet six inches above carriageway level in advance of a line drawn from a point midway along the south-western boundary of the site and a point on the northern boundary twenty-five feet east of the north-western corner of the site.

('the Conditions')

5. It appears to the Council that within four years before the date of service of this notice there has been a breach of planning control in that the Permission has been implemented and the Conditions have not been complied with in the following respects namely:-

1. The existing workshop has not been demolished.

2. The existing access has not been stopped up.

3. The proposed screen wall around the rear of the layby and along the western side of the hardstanding area has not been erected.

4. A hedge has not been planted along the rear of the sight line on the east side of the new access.

5. (i) There are obstructions to visibility higher than three feet six inches above the carriageway level between the sight line on the western side of the new access shown on the application plan and the edge of the carriageway; and (ii) the land in advance of the sight line on the western side of the new access has not been evenly graded and seeded with grass.

6. There are obstructions to visibility higher than three feet six inches above carriageway level in advance of a line drawn from a point midway along the south-western boundary of the site to a point on the northern boundary twenty-five feet east of the north-western corner of the site.

6. The Council consider it expedient having regard to the provisions of the development plan and to all other material considerations to serve this notice.

NOW THEREFORE TAKE NOTICE that in exercise of the powers contained in Section 87 of the Act the Council HEREBY REQUIRE YOU:

(a) within a period of two calendar months beginning with the date on which this notice takes effect to take the following steps to comply with the Conditions:

1. Demolish the workshop.

2. Stop up the existing access and abandon its use.

3. Erect the proposed screen wall around the rear of the layby and along the western side of the hardstanding area as defined in the approved layout plan.

4. Remove the obstructions to visibility higher than three feet six inches above carriageway level (a) between the sight line on the western side of the new access shown on the application plan and the edge of the carriageway, and (b) in advance of a line drawn from a point midway along the south-western boundary of the site to a point on the northern boundary twenty-five feet east of the north-western corner of the site.

5. Evenly grade the land in advance of the sight line on the western side of the new access shown on the approved layout plan and seed it with grass; and

(b) Within a period of nine months beginning within the date on which this notice takes effect to take the following step to comply with the Conditions:-

Plant a hedge along the rear of the sight line on the east side of the new access.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 88(3) of the Act

ON THE	7th	DAY OF	July	1977
DATED THIS	27th	DAY OF	May	1977

Signed .....

Secretary and Solicitor

Municipal Buildings,
Taunton, Somerset.

Ref: JJT/SDC/PD.11/A/34

YOUR ATTENTION IS DRAWN TO THE RIGHTS OF APPEAL AGAINST AN ENFORCEMENT NOTICE contained in Section 88 of the Act. Copies of this Section and of other relevant sections of the Act are attached hereto.

IT IS IMPORTANT THAT YOU SHOULD READ THEM

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1971

ENFORCEMENT NOTICE

To: . .

Of: . .

. . . . [redacted] .

WHEREAS:-

1. You are a person having an interest in the land situate at The Old Forge, Rowford, Cheddon Fitzpaine, Taunton in the TAUNTON DEANE BOROUGH in the County of Somerset which is more particularly delineated on the attached plan and thereon edged red ('the Land')

2. The TAUNTON DEANE BOROUGH COUNCIL ('the Council') are the District Planning Authority and exercise the functions of the Local Planning Authority for the purpose of the provisions of Section 87 of the Town and Country Planning Act 1971 ('the Act')

3. On the nineteenth day of August 1971 the Somerset County Council as Local Planning Authority upon an application in that behalf made under the Town and Country Planning Acts 1962 to 1968 granted permission for the following development, namely:-

> The erection of a private bungalow on land at The Old Forge, Rowford, modification to existing garage, erection of workshop and formation of access and general site works in connection therewith (existing workshop to be demolished)

('the Permission')

4. The Permission was granted subject (inter alia) to conditions that:-

1. The existing workshop shall be demolished before occupation of the bungalow hereby permitted and the land on which the workshop stands shall be left in a clean and tidy condition to the satisfaction of the Local Planning Authority within one year of occupation of the bungalow.

2. The proposed access shall be formed and the existing access shall be stopped up and its use abandoned before any work is commenced on the construction of the bungalow hereby permitted

3. The screen wall around the rear of the layby and along the western side of the hardstanding area as defined on the layout plan hereby approved shall be at least six feet high and constructed of materials as may be approved by the Local Planning Authority and shall be erected within one year of the bungalow becoming available for occupation.

4. The hedge along the southern and eastern boundaries of the site shall be retained and a new hedge shall be planted along the rear of the sight line on the east side of the proposed access within nine months of the access being formed; such hedge shall be maintained and protected to the satisfaction of the Local Planning Authority.

5. There shall be no obstruction to visibility higher than three feet six inches above carriageway level between the sight lines as shown on the layout plan hereby approved and the edge of the carriageway. The land in advance of these sight lines shall be evenly graded, seeded with grass and thereafter maintained to the satisfaction of the Local Planning Authority.

6. There shall be no obstruction to visibility higher than three feet six inches above carriageway level in advance of a line drawn from a point midway along the south-western boundary of the site and a point on the northern boundary twenty-five feet east of the north-western corner of the site.

('the Conditions')

5. It appears to the Council that within four years before the date of service of this notice there has been a breach of planning control in that the Permission has been implemented and the Conditions have not been complied with in the following respects namely:-

1. The existing workshop has not been demolished.

2. The existing access has not been stopped up.

3. The proposed screen wall around the rear of the layby and along the western side of the hardstanding area has not been erected.

4. A hedge has not been planted along the rear of the sight line on the east side of the new access.

5. (i) There are obstructions to visibility higher than three feet six inches above the carriageway level between the sight line on the western side of the new access shown on the application plan and the edge of the carriageway; and (ii) the land in advance of the sight line on the western side of the new access has not been evenly graded and seeded with grass.

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6. The Council consider it expedient having regard to the provisions of the development plan and to all other material considerations to serve this notice.

NOW THEREFORE TAKE NOTICE that in exercise of the powers contained in Section 87 of the Act the Council HEREBY REQUIRE YOU:

(a) within a period of two calendar months beginning with the date on which this notice takes effect to take the following steps to comply with the Conditions:

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2. Stop up the existing access and abandon its use.

3. Erect the proposed screen wall around the rear of the layby and along the western side of the hardstanding area as defined in the approved layout plan.

4. Remove the obstructions to visibility higher than three feet six inches above carriageway level (a) between the sight line on the western side of the new access shown on the application plan and the edge of the carriageway, and (b) in advance of a line drawn from a point midway along the south-western boundary of the site to a point on the northern boundary twenty-five feet east of the north-western corner of the site.

5. Evenly grade the land in advance of the sight line on the western side of the new access shown on the approved layout plan and seed it with grass; and

(b) Within a period of nine months beginning within the date on which this notice takes effect to take the following step to comply with the Conditions:-

Plant a hedge along the rear of the sight line on the east side of the new access.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 88(3) of the Act

ON THE	7th	DAY OF	July	1977
DATED THIS	27th	DAY OF	May	1977

Signed . . . . . .

Secretary and Solicitor

Municipal Buildings,
Taunton, Somerset.

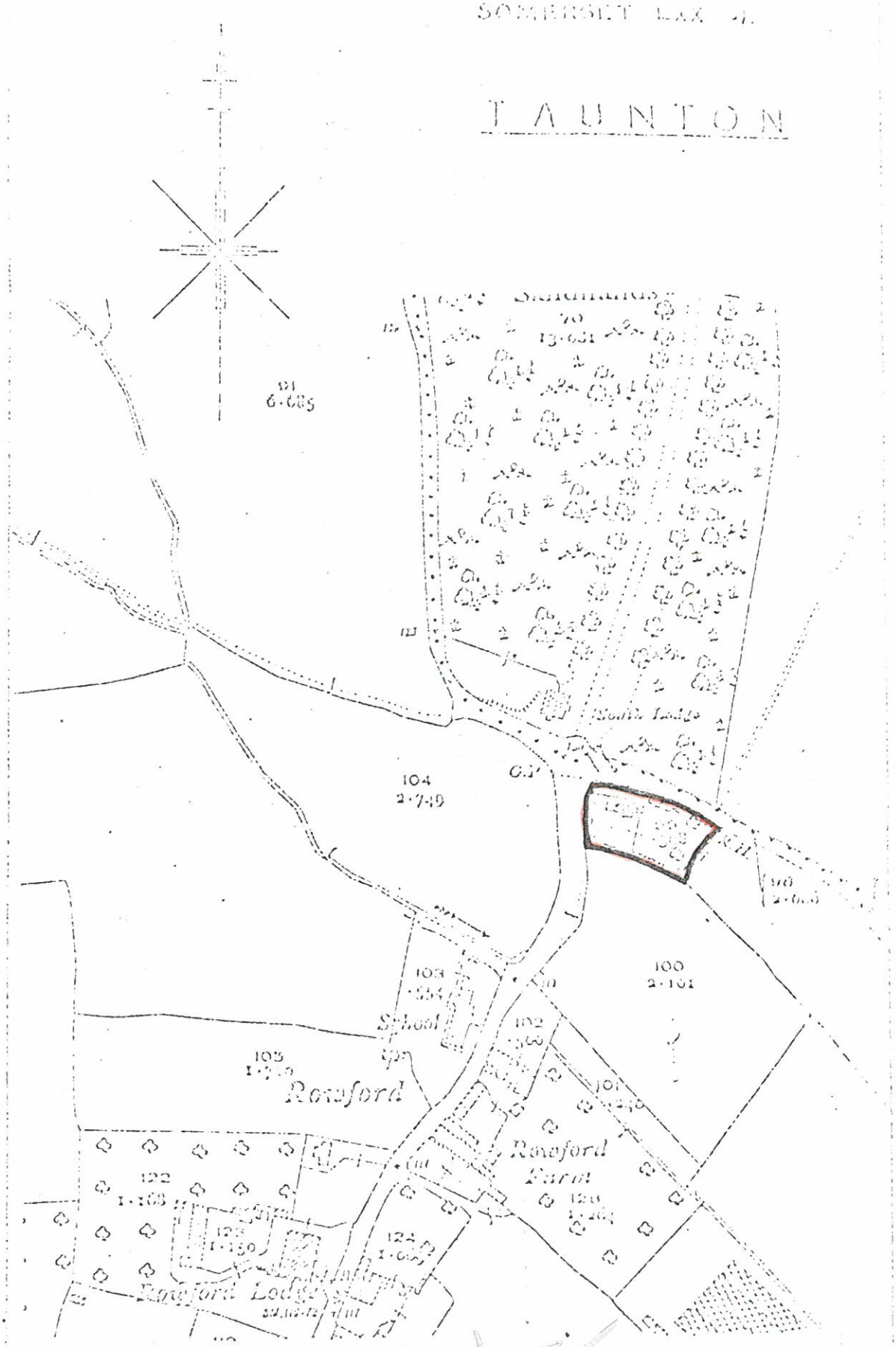
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SOMERSET LXX 4.

TAUNTON



SCALE : 1/2500.