

# **TAUNTON DEANE BOROUGH COUNCIL**

**Planning Committee – 04 June 2014**

**Miscellaneous Report**

**E/0154/24/12**

**UNTIDY SITE AT 12 TOWN CLOSE, NORTH CURRY**

**OCCUPIER:**

**OWNER:** MR HUNT  
12 TOWN CLOSE, NORTH CURRY, TAUNTON  
TA3 6LZ

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## **PURPOSE OF REPORT**

To update members of the planning enforcement situation at 12 Town Close, North Curry.

## **RECOMMENDATION**

That Members note the report.

## **SITE DESCRIPTION**

12 Town Close, North Curry is a small development built by the Local Authority. It comprises mainly of semi and terraced properties fronting onto a small cul de sac accessed from Windmill Hill. The properties have front and rear gardens some with parking. Two other parking areas are provided within the development. Many of the properties are now owner occupied, Number 12 being one. The slightly unusual rear garden configuration of number 12 has lead to the situation being more noticeable by more properties than would normally be the case. This is due to the garden wrapping around the neighbour's garden and being adjacent to the rear garden of No 5 Chapel Close, a relatively new development.

## **BACKGROUND**

Members will no doubt recall that the condition of the site has for some years been a cause of concern for both the neighbours and the Local Authority. Members authorised at the Planning Committee meeting of 30 January 2014 the serving of a Section 215 notice. This was served on 24 February 2014 with a 6 weeks compliance time from the notice coming into effect. The notice took effect on 31<sup>st</sup> March and therefore the compliance date was 12<sup>th</sup> April.

The requirement of the notice was to remove from the land all the stored and accumulated items as shown in the 3 photographs attached to the notice.

## **UPDATE ON CURRENT SITUATION**

The compliance date of the notice was 12 May 2014 and a site visit was made on 19 May 2014 to see if the notice had been complied with.

Although some progress has been made with the clearing of the rear garden, the notice has not been complied with as items remain on site which are seen on the photographs attached to the notice.

Structures have been erected which fall within 'permitted development' criteria and it is considered by officers that no action could be taken against the erection of a shed that was permitted development.

As the notice has not been fully complied with regarding the clearance of the site, it is normal planning practice to consider whether to proceed to prosecution action. The owner of the site has been advised by the council's legal section that if the notice is not complied with in 14 days, the council will commence prosecution proceedings.

**In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998**

**PLANNING OFFICER: Mr G Clifford**  
**PLANNING ENFORCEMENT OFFICER: Mr J A W Hardy**

**CONTACT OFFICER: Mr J A W Hardy, Telephone 01823 356466**