

## **Planning Committee – 23 January, 2008**

### **Report of the Development Manager**

#### **Enforcement Item**

**Parish: WELLINGTON**

- 1. File/Complaint Number** E162/43/2007
- 2. Location of Site** 15 Oakfield Park, Wellington, TA21 8EX
- 3. Names of Owners** Mr R L Baker
- 4. Name of Occupiers** Mr R L Baker

**5. Nature of Contravention**

Roofing business conducted from domestic dwelling.

**6. Planning History**

A complaint was received in June 2007 regarding the carrying out of a business from the dwelling. Large vehicles have been seen delivering materials to the premises and the materials are being stored within the domestic curtilage. Mr Baker was contacted and was served a planning contravention notice, which requested information regarding the alleged use. The form was returned stating that only small quantities of materials are stored at the house and only his works vehicle and one other is kept on the driveway. He has 4 employees who occasionally park their vehicles at the property prior to going to sites. Mr Baker also stated that he was intending to apply for a two-storey extension at the property and was having deliveries made in connection with that project which may have been the cause for concern. It was agreed that Mr Baker would reduce the scale of the activity of the business thereby overcoming the need for a planning application to be made. However over the last 2–3 months the business activity appears to have increased with deliveries and more materials being stored together with an increase in the number of vehicles visiting the property.

**7. Reasons for Taking Action**

It is considered that the business has grown to such a level that it is now affecting the amenities of the neighbouring properties. It is also causing disturbance to neighbours with deliveries and employees visiting the property. In view of this it is contrary to Policy EC4 of the Taunton Deane Local Plan.

**8. Recommendation**

The Solicitor to the Council be authorised to serve an enforcement notice and take prosecution action subject to satisfactory evidence being obtained that the notice has not been complied with.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

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