

Planning Committee – 3rd September 2008

Report of the Development Manager

Enforcement Item: E58/36/2007

Parish:

1. **File/Complaint Number** E58/36/2007
2. **Location of Site** Frog Lane Barn, Frog Lane, Stoke St Gregory, TAUNTON, TA3 6HT
3. **Names of Owners** Mr G Venn, Moorside, Woodhill, Stoke St Gregory, TAUNTON TA3 6EW
4. **Name of Occupiers** Miss Fiona Quick, Frog Lane Barn, Stoke St Gregory, TAUNTON TA3 6HT
5. **Nature of Contravention**
Stationing of mobile home outside of curtilage of barn

6. **Planning History**

Planning and Listed Building Consent was granted for the conversion of the barn to a dwelling under applications 36/2004/019 and 023LB on 23rd November 2004. The site plan approved indicates a domestic curtilage for the proposed dwelling. Following a complaint, a site visit was made on 14th March 2007 where it was found that a mobile home was on site and being occupied. The mobile home was sited on land outside the red lined area of the site previously approved and was in fact on agricultural land. Also, a large drainage treatment plant had been installed adjacent to the mobile home. The owner was contacted and confirmed that she lived in the mobile home whilst work was being carried out on the barn conversion. However, they were considering changes to the approved scheme therefore no work had yet been carried out. An amended application would shortly be submitted. An application was finally submitted in November 2007 but not registered until 13th February 2008. It was subsequently refused under delegated powers on 7th April 2008. A recent site visit confirmed that the mobile home continues to be stationed and occupied on land outside the approved curtilage of the barn conversion permission.

7. **Reasons for Taking Action**

The area of land used to site the mobile home effectively increases the area of domestic curtilage/garden. This additional area is considered to be excessively large such that the character of the area is significantly altered to the detriment of the local character and area, contrary to Taunton Deane Local Plan Policy EN12.

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.

CONTACT OFFICER:

John A W Hardy 01823 356466