

1. File/Complainant Number 0005/14/08

2. Location of Site

County Hardwoods, Creech Mills Industrial Estate, Creech St Michael, TAUNTON, Somerset

3. Names of Owners

Mr N Smythe
County Hardwoods Ltd
Mill Lane
Creech St Michael
TAUNTON
TA3 5PX

4. Names of Occupiers

County Hardwoods

5. Nature of Contravention

Formation of hard standing and siting of portable storage containers

6. Planning History

A complaint was received by the Council that an area of land adjacent to Mill Lodge had been covered with hard core and steel containers had been placed on the land. The land is owned by County Hardwoods who were contacted on 4th March 2008 advising them that the stationing of storage containers on the land and the formation of the hard surface required Planning permission. County Hardwoods stated that the containers were there as a temporary measure and were used to store surplus equipment whilst the offices were being reorganised and would be removed shortly. However, the containers have not been removed and now appear to be used for general storage by persons not connected with County Hardwoods. The area is located within an area liable to flooding and the owner was also advised to contact the Environment Agency.

7. Reasons for Taking Action

The use of the containers for storage purposes is considered a B8 use and as such this use is not covered by the permission currently existing on the site. Any change to include a B8 use may have an impact on traffic generation to and from the site using what is considered to be a sub standard access onto the main road, therefore contrary to Policy S1 and EC7 of Taunton Deane Local Plan.

Also the placing of and raising of the land on which the units are sited is an engineering operation within a flood plain and therefore contrary to Policy EN28 of Taunton Deane Local Plan

8. Recommendation

The Solicitor to the Council be authorise to serve an Enforcement Notice and take prosecution action, subject to sufficient evidence being obtained that the notice has not been complied with.

Contact Officer

John A W Hardy 356466