

Taunton Deane Borough Council

Planning Committee – 18 April 2012

E/0328/11/11

STORAGE OF CARAVAN IN FIELD AT DULL CROSS, TREBLES HOLFORD, WEST BAGBOROUGH

OCCUPIER: MR & MRS PLENTY

OWNER: MR & MR PLENTY
1 HORNER COTTAGES, TREBLES HOLFORD ROAD, COMBE
FLOREY
TAUNTON
TA4 3HA

PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the removal of a caravan that is being stored in an agricultural field.

RECOMMENDATION

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

The Enforcement Notice shall require:

- the removal of the caravan

Time for compliance - 2 months from the date the notice takes effect.

SITE DESCRIPTION

The site is at Dull Cross which is off the A358 road from Taunton to Minehead at Trebles Holford in the parish of Combe Florey. The field in which the caravan is stored is off a lane and is surrounded by hedges. Planning permission has previously been granted for a stable block in the same field.

BACKGROUND

The complaint was first brought to the Council's attention in November 2011. Contact was made with the owner and he was advised that the storing of a caravan in an agricultural field required planning permission. It was also suggested that alternative storage should be sought. At the same time an application was invited to be submitted for consideration but to date this has not been forthcoming.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The storage of a caravan in an agricultural field requires a change of use. The caravan is a small tourer and is stored in the corner of the field because the owner

does not have room within his domestic curtilage. Since contacting the owner regarding the breach he has put a camouflage covering over the caravan and it is now difficult to see whether it is there or not.

RELEVANT PLANNING HISTORY

Planning permission for a stable block was applied for in this same location under application No 11/04/010 and subsequently approved 20 July 2004. The stable block has been built and the unauthorised caravan is sited nearby.

RELEVANT PLANNING POLICES

National Planning Policy Framework 2012

Enforcement (Paragraph 207)

Section 11 – Conserving and enhancing the natural environment

Taunton Deane Local Plan 2004

S1 – General Requirements

S7 – Outside Settlements

EN12 – Landscape Character Areas

DETERMINING ISSUES AND CONSIDERATIONS

Following initial discussions with the owner, it was thought that an application may be made, although this has not been forthcoming. It is therefore necessary to establish whether it is expedient to take action to secure the removal of the caravan.

The caravan has been sited alongside a well established hedge, close to the stable block and has now been camouflaged. Furthermore, the owner has stated in an earlier email that he would be prepared to plant high vegetation to provide additional screening from the main road. Subject to this, it would blend in with the surrounding area and not appear unduly prominent in the countryside.

However, the storage of the caravan on agricultural land is classed as a B8 use, which is not appropriate in a remote countryside location such as this and taking no action could result in the Local Planning Authority not having any future control of the use.

Ideally, the caravan should be stored on a site designated for such purposes, of which there are many around the district. In this case, given the presence of the private stable block, it is also considered that, subject to additional planting, a personal permission for the storage of the caravan, solely for the owners personal use may be acceptable. However, such control cannot be given through the serving of an enforcement notice. As such, in the absence of a planning application, under which, such personal permission may have been possible, the local planning authority has no option but to take enforcement action to seek the removal of the caravan.

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

PLANNING OFFICER:

Mr M Bale

PLANNING ENFORCEMENT OFFICER: Mrs A Dunford

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