

## **Planning Committee – 12 August 2009**

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

#### **Enforcement Item**

**Parish: BURROWBRIDGE**

- 1. File/Complaint Number** E0312/51/2008 & 51/09/0001
- 2. Location of Site** Myrtle Tree Cottage, Saltmoor, Burrowbridge, TA7 0RL
- 3. Names of Owners** Mr R Tyler
- 4. Name of Occupiers** As above
- 5. Nature of Contravention**

Change of use of land to domestic curtilage and formation of access and driveway.

#### **6. Planning History**

The matter was brought to the Councils attention on 14 November 2008. A site visit was made and it was found that the new access had been formed and part of the driveway had been formed. The owner was informed that planning permission was required as it involved the change of use of land. The owner said the works will make a safer access to the property and that he had consulted with Somerset Highways. An application was submitted and registered on 12 January 2009. The application was subsequently refused under delegated powers on 3 July 2009.

#### **7. Reasons for Not Taking Enforcement Action**

The development represents a visual intrusion into open countryside and is of a detriment to the character and appearance of the designated Levels Landscape Character Area. It is also contrary to Taunton Deane Local Plan Policies S1 and EN12, Somerset and Exmoor National Park Joint Structure Plan review policies 4 and 5 and advice provided in Planning Policy Statement 7.

#### **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:**

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