

PLANNING COMMITTEE – 3 MARCH 2004

Report of Chief Planning Office

ENFORCEMENT ITEM

Parish: Stoke St Gregory

- 1. File/Complainant Number** E377/36/2003
- 2. Location of Site** 2 Meare Green , Stoke St Gregory,
Taunton, TA3 6HX
- 3. Names of Owners** Mrs H Miles, 2 Meare Green , Stoke St
Gregory, Taunton, TA3 6HX
- 4. Names of Occupiers** Mrs H Miles, 2 Meare Green , Stoke St
Gregory, Taunton, TA3 6HX

5. Nature of Contravention

Erection of front boundary wall/fence over 1 m high.

6. Planning History

A complaint was received on 7 October 2003 that a wall and fence was being constructed adjacent to the highway at the above. A letter was sent to the owner of the property explaining that as the wall/fence is over 1m in height adjacent to the highway an application for planning permission is required. Following a meeting with the owner an application was received on 10 November 2003. The application was subsequently refused under delegated powers on 29 December 2003.

7. Reasons for Taking Action

It is considered that the fence/wall, by virtue of its height, design and setting, constitutes an intrusive feature within the street scene to the detriment of the visual amenities of the area and out of keeping with the character of its rural surroundings. Therefore, the wall/fence is considered to be contrary to Policies S1 (D) and S2 (A) of the Taunton Deane Local Plan Revised Deposit. Also the wall/fence blocks visibility and leaves the access without the necessary visibility splays. As such the wall/fence is prejudicial to highway safety and is therefore contrary to Policy S1 of the Taunton Deane Local Plan Revised Deposit and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

8. Recommendation

The Solicitor to the Council be authorised to serve an Enforcement Notice and take prosecution action subject to satisfactory evidence should the notice not be complied with.

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

CONTACT OFFICER: Mr J A W Hardy Tel. 356479