

# TAUNTON DEANE BOROUGH COUNCIL

## MISCELLANEOUS REPORT

Planning Committee – 25 September 2013

E/0163/30/10

Land used for storage of builders materials, Minster Edge, Pitminster

**OCCUPIER:**

**OWNER:** MR P A ADAMS  
MINSTER EDGE, PITMINSTER, TAUNTON  
SOMERSET  
TA3 7AT

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### PURPOSE OF REPORT

To inform members of the situation regarding the enforcement action authorised on 18 April 2012 in respect of the storage of building materials at Minsters Edge, Pitminster.

### SITE DESCRIPTION

The site is located to the North of Minster Edge and comprises a narrow strip of land approx 100 m long and on average 10m wide. It is accessed from an existing access which also serves a Wessex Water facility. The site is adjacent to the road leading from Pitminster to Poundisford and is screened from the highway by a substantial hedge and tree belt.

### BACKGROUND

Members resolved to authorise the serving of an Enforcement notice in respect of the unauthorised storage of building materials. The Notice was served on 11 July 2012 and subsequently appealed. The Planning Inspector dismissed the appeal on 7 December 2012 and upheld the notice with a corrected site plan. The owner then submitted a Lawful Development application bringing forward additional evidence that the land had been used for the storage of building materials for more than 10 years. This was supported by two statutory declarations.

A Certificate of Lawfulness was subsequently issued for the “storage of building materials pursuant to Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)”

Therefore it is no longer appropriate for the Enforcement Notice to be registered on the land.

## **RECOMMENDATION**

Members authorise the removal of the Enforcement Notice from the land.

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