

Planning Committee – Wednesday 25 March 2009

Report of the Development Manager

Enforcement Item

Parish:

1. **File/Complaint Number** E/0342/08/08
2. **Location of Site** Nerrols Farm, Nerrols Farm Lane, Cheddon Fitzpaine, Taunton, TA2 8QJ
3. **Names of Owners** Mr B Jeffrey, Nerrols Farmhouse, Priorswood, TA2 8QJ
4. **Name of Occupiers** Mr B Jeffrey
5. **Nature of Contravention**

Large extensions to barns to form tea room/restaurant etc.

6. **Planning History**

An enquiry was received from the Environmental Health Section on 12th December 2008 regarding the provision of a restaurant, tea room and other accommodation created at The Fun Farm. Whilst the owner claims that he thought he had permission for these buildings when granted a change of use, this is not the case. He was advised to submit an application without delay and to also liaise with Building Control. No application has been received so a further letter was sent dated 4th March 2009 requesting that an application be submitted. Environmental Health continue to pursue breaches of their legislation.

7. **Reasons for Taking Action**

It is considered that the erection of the timber buildings are detrimental to the setting of Nerrols Farmhouse being a Grade II listed building. Also one of the buildings abuts the original farm barn and therefore it is considered that it an inappropriate extension to the listed barn and therefore contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review, Guidance as contained in PPG 15. Also it is considered that the development does not accord with Policy EC21 of the Taunton Deane Local Plan.

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.

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