

Planning Committee – 7 January 2009

Report of the Development Manager

Enforcement Item

Parish:

1. **File/Complaint Number** E76/10/2008 & 10/08/0023
2. **Location of Site** Venncroft Farm, Churchstanton, Taunton, TA3 7QF
Names of Owners Mr E Slater
3. **Name of Occupiers** As above
4. **Nature of Contravention**

Retention of shed to be used for agricultural storage purposes

5. **Planning History**

An agricultural notification was submitted for a building at the above site earlier in the year. This application could not be processed as the structure was already on site therefore the notification procedure was not appropriate. The owner was advised to submit a planning application for the retention of the building. The application was submitted on 21st July 2008 and was subsequently refused on 12th December 2008 under delegated powers.

6. **Reasons for Taking Action**

The development by reason of its location is unrelated to other farm buildings and its prominence within the landscape of the Area of Outstanding Natural Beauty is considered detrimental to the character of the area and contrary to policies STR6 and Policy 3 of the Somerset and Exmoor National Park Joint Structure Plan Review (SENPJSPR) and Policies S7, S1(D) and EN10 of the Taunton Deane Local Plan (TDLP). The roof covering is considered inappropriate and detrimental to the landscape and contrary to Policy S2(A) of the TDLP. The location of the building in a flood plain could constitute an obstruction to flow and no sequential test has been undertaken. Therefore it is considered to be contrary to PPS25 and Policy 60 of the SENPJSPR and EN28 of TDLP.

7. 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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