

Planning Committee – 2 July 2008

Report of the Development Control Manager

Enforcement Item

Parish:

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| 1. | File/Complaint Number | E160/07/2007 |
| 2. | Location of Site | Trefusis Lodge, Tone Green, Bradford on Tone.
TAUNTON |
| 3. | Names of Owners | Mr J Bendle, T/A Village World, Manor Orchard,
Staplegrove, TAUNTON |
| 4. | Name of Occupiers | Unoccupied |
| 5. | Nature of Contravention | |

Alteration, refurbishment and extensions to former farm buildings.

6. **Planning History**

The buildings are situated in the Northern part of the site and formed the boundary to the former farm yard at Trefusis Lodge Farm. They have been the subject of a number of planning applications from 1975 to 1998 and the most recent being received in 2000. This last application sought permission to convert the buildings to a single dwelling. The proposal included a degree of alterations to the existing building together with a modest extension. Following objections from the Environment Agency over the possible flooding of the site the applicant decided to withdraw the application. The site was subsequently purchased by Village World and over a number of years renovation works have been carried out. Much of the work carried out was internal and did not come to the attention of members of the public or the Local Planning Authority until substantial extensions were constructed. No planning permission was submitted or Building Regulations applied for. The owner was approached in June 2007 requesting that an application be submitted. Initially he said that the works were purely repairs and that no additional work was carried out. When compared with past planning application drawings it can be clearly seen that there has been considerable extensions and additions to the roofs carried out. The owner finally accepted this and requested a meeting with a Planning Officer. Attempts have been made to contact the owner to arrange a meeting but to date it has not been possible to contact him. It is understood he may now reside overseas.

7. Reasons for Taking Action

The works carried out appear to have been carried out for the purpose of providing a separate dwelling. The scale of the extensions is inappropriate on what was a traditional range of farm buildings. The area is liable to flood and no provision has been made to minimise the effects of future flooding which may occur. The works carried out are considered to be contrary to Taunton Deane Local Plan Policies S1 (D) S2 and H7.

8. Recommendation

The Solicitor to the Council be authorised to serve an enforcement notice and to 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:

Mr John A W Hardy Tel: 356479