

Planning Committee – 25 July, 2007

Report of the Development Manager

Enforcement Item

Parish: Ruishton

1. **File/Complaint Number** Application No. 31/2007/017 -E81/31/2007
2. **Location of Site** Woodlands, Ruishton
3. **Names of Owners** Pyman Bell Holdings Ltd, Woodlands, Ruishton
4. **Names of Occupiers** Sir Benjamin Slade
5. **Nature of Contravention**

Siting of two marquees for conferences and functions

6. **Planning History**

The marquees were first brought to the Councils attention in March 2007. A site visit was carried out where it was found that a large rigid sided structure had been erected at the side of Woodlands Castle, which is a Grade II listed building. A planning application was requested and received on 8 May, 2007. This was subsequently refused under delegated powers on 28 June, 2007.

7. **Reasons for taking Action**

It is considered that the marquees are detrimental to the character, setting and visual amenities of the existing listed building contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1, STR6 and Policy 9 and Taunton Deane Local Plan Policies S1(D), S2(A), S7, EN16 and EN17. Also the increased use of the existing access together with the generation of additional conflicting traffic movements would be prejudicial to road safety and highway capacity contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49

8. **Recommendation**

The Solicitor to the Council be authorised to serve an enforcement notice in respect of the unauthorised use of the land and to take prosecution action, subject to obtaining 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.

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