

Planning Committee – 18 November 2009

Report of the Growth and Development Manager

Enforcement Item

Parish:

1. **File/Complaint Number** E/0246/27/09
2. **Location of Site** Knapp Farm, Hillfarrance Road, Hillfarrance, Taunton, TA4 1AN
3. **Names of Owners** Mr M Peace
Knapp Farm
Hillfarrance Road
Hillfarrance
Taunton
TA4 1AN
4. **Name of Occupiers** Mr M Peace
5. **Nature of Contravention** Occupied mobile home at Knapp Farm, Hillfarrance Road, Hillfarrance
6. **Planning History**

Knapp Farm is a Grade II listed building. An application was submitted to create a new access and parking area for the dwelling which was granted on 19th June 2009. In July of this year a complaint was received that a mobile home was brought to the site and sited on the adjoining field where the new access and parking area had been approved. An application was also submitted by the new owners of the property, Mr M Peace to carryout major refurbishments. Listed Building consent was granted on 25th August 2009. The mobile home was to be used by the owner whilst the refurbishment was being undertaken. However, the owner had business commitments and was unable to reside in the mobile home. Due to security concerns the owner allowed his daughter and partner to live in the caravan. This arrangement did not continue as the daughter has now taken up residence in part of the refurbished Knapp Farm. The mobile home is now occupied by persons unknown and who appear to have no connection with the owner of Knapp Farm.

7. Reasons for Taking Enforcement Action

It is considered that the occupation of the mobile home by persons not connected with the main dwelling is tantamount to a new dwelling in open countryside. Consequently, it represents unjustified development in the open countryside, increasing the likely need to travel by private transport, contrary to policies S1 (General Requirements) and S7 (Outside Settlement) of the Taunton Deane Local Plan and policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review.

8. Recommendation

That the Solicitor to the Council be authorised to serve an Enforcement notice to secure the cessation of the residential occupation of the land and take prosecution action subject to satisfactory evidence having been 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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