

Planning Committee – 26 September, 2007

Report of the Development Manager

ENFORCEMENT ITEM

Parish: Bishops Lydeard

1. **File/Complaint Number** E88/06/2006 and 06/2006/029
2. **Location of Site** Mill Field, Minehead Road, Bishops Lydeard.
3. **Names of Owners** Dr T Woodgate-Jones, Combe Farm, Combe Davey, Brompton Ralph, Taunton, TA4 2RY
4. **Names of Occupiers** Unknown

5. **Nature of Contravention**

Use of land for pheasant rearing and siting of an agricultural workers mobile home.

6. **Planning History**

It came to the Council's attention in 2006 that a mobile home had been brought onto the site. At the time it did not appear that the unit was occupied. However after a few weeks had elapsed a septic tank was provided and the mobile home became occupied and the pheasant rearing operation commenced. The owner was contacted and advised that an application for planning permission was needed and eventually an application was submitted on 20 June, 2007. The application was subsequently refused under delegated powers on 14 August, 2007. The mobile home is still on site and connected to all services however it is thought that the unit is not occupied on a full time basis.

7. **Reasons for taking Action**

The site is located in the countryside where new development will be strictly controlled. It is not considered that sufficient evidence of an overriding functional need and financial justification for an agricultural workers dwelling has been submitted and in the absence of this the proposal is contrary to PPS7 Annex A and Taunton Deane Local Plan Policies S7 and H12.

Inadequate information has been submitted to satisfy the Local Planning Authority that a satisfactory means of access to the site can be achieved, as a consequence the proposed development would be contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

The existing access does not incorporate the necessary visibility splays, which are essential in the interests of highway safety. As a consequence the development is 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 to secure removal of the mobile home and to take prosecution proceedings subject to satisfactory evidence in the event the notice is not 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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