

Planning Committee – 28 March, 2007

Report of the Development Control Manager

Enforcement Item

Parish: Staple Fitzpaine

1. **File/Complaint Number** E187/33/2006 and 33/2006/002
2. **Location of Site** Land adjacent to The Greyhound Inn, Staple Fitzpaine
3. **Names of Owners** Mr I Evans
4. **Names of Occupiers** Mr I Evans
5. **Nature of Contravention**

Formation of access into land to the rear of the car park.

6. **Planning History**

It was brought to the Council's attention in June 2006 that works had been carried out to a gateway leading to a field at the rear of the car park at the Greyhound Inn. The original gateway was intact but a large earth bund had been formed a little way back from the entrance. Also an alteration to the existing field access had occurred. On initial inspection it was thought that although the access is onto a classified road the extent of the works did not constitute development requiring planning permission. However, when the owner of the Greyhound Inn was asked why the works had been carried out he said it was to stop travellers entering the land. Later in the year an application to develop this area of land was submitted. The proposal was for the erection of six holiday lets and stabling. On closer inspection of the proposal and the original aerial photographs it became clear that the original gateway had indeed been altered to accommodate the requirements of this planning application. The application did not include the alteration to the existing access and was subsequently refused the altered access is therefore unauthorised.

7. **Reasons for taking Action**

The alteration of the access does not incorporate adequate visibility splays and therefore would be prejudicial to road safety

8. **Recommendation**

The Solicitor to the Council be authorised to commence enforcement action to return the access to its former size and remove the earth bund to the rear and to commence prosecution proceedings subject to satisfactory evidence should it be found 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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