

# Planning Committee – 12 December, 2007

## Report of the Development Manager

### Enforcement Item

**Parish: Langford Budville**

1. **File/Complaint Number** E264/21/2007
2. **Location of Site** Harpford Farm, Langford Budville, Wellington
3. **Names of Owners** Mr D Hounsell
4. **Names of Occupiers** Mr D Hounsell
5. **Nature of Contravention**

Stationing of a motor home for use as a dwelling and the carrying out of an agricultural machinery repair business.

6. **Planning History**

It was brought to the Councils attention on 10 September, 2007 that the farm buildings and approximately 4.5 acres of land had been purchased by Mr Hounsell. Soon after the purchase the owner moved on to the land a large motor home. A site visit was made and the owner was informed that the unit required planning permission. However, there is a provision within the planning act allowing the stationing on land of a motor home/caravan for residential purposes for up to 28 days. When Mr Hounsell explained his future intentions for the land it was initially considered that the business use may be considered to be ancillary to the agricultural use of the land. Further concerns were received that Mr Hounsell had carried out alterations to the external appearance of the building which again may require consent. A further visit was made to the site and it was understood that the owner had instructed an agent to submit an application to regularise the motor home and any other elements of the proposal that may require planning permission. The agent was contacted to confirm the conversation with Mr Hounsell but to date no application has been submitted and the 28 days have now elapsed. The alterations to the external appearance of the building, although they may require planning permission, are not objectionable on planning grounds and it is therefore not considered expedient to pursue an application. As Mr Hounsell continues to live on the premises it is recommended that further action be taken over this breach of planning control.

7. **Reasons for taking Action**

The site is in open countryside where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine agricultural or other appropriate need. In the opinion of the Local Planning Authority the development does not constitute a genuine

agricultural or other appropriate need and would therefore be contrary to Taunton Deane Local Plan Policy H12.

**8. Recommendation**

The Solicitor to the Council be authorised to serve an enforcement notice in relation to the unauthorised residential use and take prosecution proceedings, 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.**

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