

Planning Committee – 26 March 2008

Report of the Development Manager

Enforcement Item

Parish: Taunton

- 1. File/Complaint Number** E369/38/2007
- 2. Location of Site** 94 Normandy Drive, Taunton
- 3. Names of Owners** Mr Daniel Wase
- 4. Name of Occupiers** Mr Daniel Wase
- 5. Nature of Contravention**

Unauthorised use of property to operate a double glazing and acrylic canopy business T/A Taunton Canopies together with the erection of a large summer house in rear garden

- 6. Planning History**

A complaint was received in September 2007 that a skip was on site and being regularly filled with window frames. A number of vehicles bearing the name Quantock Windows are regularly parked in close proximity of the property. The owner is connected with Quantock Windows but it would appear that no windows have recently been replaced in the property that would warrant the number of skips that have been delivered to the property. A visit was made to the property where it was found that not only was there a quantity of window frames in the skip but a large timber structure had also been erected in the garden. Planning permission is required for this structure as it is sited between the dwelling house and the highway. The owner was contacted and an application requested but to date no application has been submitted for the timber building. Further complaints were received by the Environmental Protection Team regarding the amount of spillage of broken glass from the skip falling onto the pavement. Action was taken and the skip was removed however, other commercial waste is still on site. Further visits were made where it was found that a new company appears to be operating from the site. A sign on the timber building is advertising Taunton Canopies with a web address. This web site states that 94 Normandy Drive is the contact address.

7. Reasons for Taking Action

It is considered that the operation of a commercial business in this residential area causes an unacceptable intrusion into this residential area. The parking of commercial vehicles on the relatively narrow estate roads would cause difficulties for other road users. With regard to the timber building this is a large building sited within a small garden. This results in the building appearing very dominant in the street scene especially as it is bounded by an access road to a garage court and is clearly visible. Therefore the development is contrary to policies S1 and S2 of the Taunton Deane Local Plan.

8. Recommendation

The Solicitor to the Council be authorised to serve an Enforcement Notice to cease the unauthorised use and remove the building and take prosecution action subject to obtaining satisfactory evidence 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.

CONTACT OFFICER:

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