

Planning Committee – 23 May, 2007

Report of the Development Manager

Enforcement Item

Parish: Churchinford

1. **File/Complaint Number** 10/2006/034
2. **Location of Site** Fairfield Stables, Churchinford, Taunton.
3. **Names of Owners** Miss S J Lock, 15 Fairfield Green, Churchinford, Taunton, TA3 7RR
4. **Names of Occupiers** As above.

5. **Nature of Contravention**

Construction of sand arena.

6. **Planning History**

It was brought to the Council's attention on 10 September, 2006 that an arena/manege was being constructed at the above premises. The site already has stables and the owner requires the sand arena to let out the horses in the winter months. The development requires planning permission so the owner was contacted in order that a retrospective application could be submitted. The application was finally registered on 19 February, 2007 and was subsequently refused under delegated powers on 17 April, 2007.

7. **Reasons for taking Action**

The site is in open countryside where it is the policy of the Local Planning Authority to resist new development unless the proposal is for agricultural purposes. The development is not for agriculture therefore it is contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Policy S7. The development also constitutes an undesirable intrusion into an Area of Outstanding Natural Beauty to the detriment of its character and appearance and to the detriment of the visual amenity, therefore contrary to Taunton Deane Local Plan Policies EN10, S1 and S2.

8. **Recommendation**

The Solicitor to the Council be authorised to commence enforcement action and to take prosecution proceedings subject to satisfactory evidence being obtained in the event that any enforcement notice subsequently served is not be 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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