

# Planning Committee – 14 February, 2007

## Report of the Development Control Manager

### Enforcement Item

#### Parish: Taunton

1. **File/Complaint Number** E283/38/2006 - 38/2006/479
2. **Location of Site** Sherford Bridge Farm, Sherford Road, Taunton
3. **Names of Owners** A P and S M Parris and Son, Cutliffe Farm, Sherford, Taunton.
4. **Names of Occupiers** A P and S M Parris and Son, Cutliffe Farm, Sherford, Taunton

5. **Nature of Contravention**

Erection of agricultural workshop and machinery repair/store shed and the operation of a commercial vehicle valeting business

6. **Planning History**

A complaint was received on 31 August, 2006 that a firm of car valeters were operating from a building at Sherford Bridge Farm. A site visit was carried out and a number of cars and vans were seen at the premises. Some in the process of being cleaned. An operative was asked about the operation being carried out and he confirmed that both private vehicles and tractors were valeted at the premises. Further investigation found that planning permission was granted in 2000 for a replacement livestock building on the same site as the current building, however the original permission was for an open fronted timber clad structure and not a steel framed profile sheeted building as is currently on site. In view of this the owner was requested to apply for planning permission for the new building and to cease the car valeting business being conducted at the site.

An application was submitted and subsequently refused under delegated powers on 22 January, 2007. Despite this, it is understood that there is still an element of car valeting being carried out at the property

7. **Reasons for taking Action**

The development increases the risk of flooding by obstructing the conveyance of flood flows entering the floodplain area and reduces the volume of floodplain storage available for this watercourse. This could result in greater depths along the access track corridor and to the neighbouring properties thus potentially increasing the risk of flooding for third parties. In accordance with PPS25 the site lies within Flood Zone 3b a functional floodplain and no development other than water compatible use/essential infrastructure should be permitted. The development is also considered contrary to Taunton Deane Local Plan Policy EN28 which seeks to locate development on land with little or no risk of flooding.

**8. Recommendation**

The Solicitor to the Council be authorised to commence enforcement action to secure both the removal of the building and the vehicle valeting business. To commence prosecution action 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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