

## **PLANNING COMMITTEE – 19 MAY, 2004**

### **Report of the Chief Planning Officer**

#### **ENFORCEMENT**

**Parish: Wellington**

- 1. File/Complainant Number** E23/43/2004
- 2. Location of Site** Grants of Wellington, 55-60 Mantle Street, WELLINGTON, TA21 8AU
- 3. Names of Owners** Mr T Klimpke
- 4. Names of Occupiers** Grants of Wellington
- 5. Nature of Contravention**  
Use of land to store scrap vehicles
- 6. Planning History**

A number of complaints have been received regarding the operation of the business from the above premises, however the majority were of a civil nature and not involving the Local Planning Authority. However, one complaint, which is of concern, is the use of the land to the rear of the premises. The planning history shows that in the past this land has been the subject of planning applications for residential purposes. The applications were never successful and the land remained in its former use, that of an area to store touring caravans. The land was acquired by the garage owner sometime later and was used to park a small number of vehicles in connection with the garage on Mantle Street. The majority of vehicles were parked awaiting repair, servicing etc. One or two vehicles that were crash damaged beyond repair were occasionally stored on the land awaiting disposal but this only amounted to a very few vehicles. Within the last four months the area of land has become full of what can only be described as insurance write off vehicles and now resembles a scrap yard. No planning application has been received for the change of use. The owner was contacted on 4 February, 2004 requesting that an application be submitted. Attempts have been made to discuss the situation with Mr Klimpke but without success.

- 7. Reasons for Taking Action**

It is considered that the development has a detrimental effect on the residential properties that surround the site. Also, the stacking of vehicles has a detrimental effect on the visual amenities of the area

and therefore contrary to Policy S1 of the Taunton Deane Local Plan Revised Deposit.

**8. Recommendation**

The Solicitor to the Council be authorised to commence Enforcement action and Prosecution proceedings subject to 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 Mr J A W Hardy 356479**