

PLANNING COMMITTEE – 14 December 2005

Report of the Development Control Manager

ENFORCEMENT ITEM

Parish: Fairwater

1. **File/Complaint Number** E374/38/2004
2. **Location of Site** 5 The Bridge, Taunton
3. **Names of Owners** Ms Wendy Syred and Mr Peter Wilcox
4. **Names of Occupiers** Wendy Syred

5. **Nature of Contravention**

Erection of sign and 2 air conditioning units on flank wall, change of use of first floor from storage to retail and removal of existing staircase and insertion of new in different location.

6. **Planning History**

The above breaches were brought to the Council's attention in October 2004. Contact was made with the owners and they were advised to submit applications in order that the unauthorised works could be formally considered. To date no application for either advertisement, planning or listed building consent has been received. A further letter was sent on the 31 October 2005 reminding the owners of their need to submit applications.

7. **Reasons for taking Action**

Unauthorised works to a listed building constitute a criminal offence. The advertisement, air conditioning units and new staircase are considered to be detrimental to the Grade II listed building. However, the change of use of first floor from storage to retail is considered to be acceptable.

8. **Recommendation**

It is therefore recommended that the Solicitor to the Council be authorised to take Listed Building Enforcement Action and take Prosecution Action in respect of the unauthorised advertisement, air conditioning units and removal of the existing staircase.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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