

PLANNING COMMITTEE – 3 NOVEMBER, 2004

Report of the Development Control Manager

ENFORCEMENT ITEM

Parish: Burrowbridge

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| 1. | File/Complaint Number | E315/51/2004 – 51/2004/004 |
| 2. | Location of Site | Willowfields, Stathe Road, Burrowbridge |
| 3. | Names of Owners | Gillards Farm Ltd |
| 4. | Names of Occupiers | NVA Group |

5. **Nature of Contravention**

Formation of track

6. **Planning History**

Planning permission was granted for a change of use of the agricultural building known as Willowfields to commercial storage (B8) in July 2004. The permission is a personal permission for the benefit of Kingsmoor Packaging Ltd. and the NVA Group. A complaint was received on 13 September, 2004 that a track had been created linking the above unit with Cross Road Farm, which is adjacent to the site. These premises are already in commercial use and occupied by the NVA Group. A site visit was made and it was seen that the access track runs from the car parking area of Cross Road Farm to the side access at Willowfields.

A section of the boundary fence of Cross Road Farm has also been removed to allow access. The complainant has witnessed vehicles using the track from one property to the other.

7. **Reasons for taking Action**

It is considered that the formation of this access track may encourage the coagulation of the two units thus any future development between the units would be difficult to resist. By physically linking the units by way of the track would lead to an intensification of commercial use in the open countryside therefore contrary to the Taunton Deane Local Plan Revised Deposit Policy S1 (D).

8. **Recommendation**

The Solicitor to the Council be authorised to serve an Enforcement Notice and commence prosecution proceedings subject to satisfactory evidence should the notice 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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