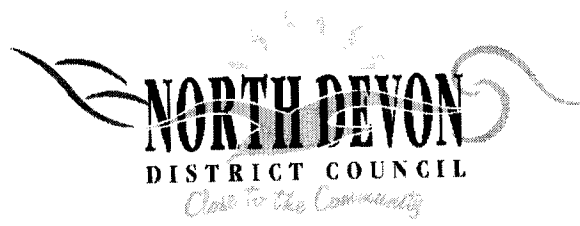


2779



IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)
("the Act")

ISSUED BY: North Devon District Council ("the Council")

1 **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to it that there has been a breach of planning control, under Section 171A(1)(a) of the Act, at the land described below. The Council consider expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED** (shown edged red on the plan attached)

Disused Shop Adjoining Reubendale House, High Street, Combe Martin, Devon
("the premises")

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the unauthorised change of use of the premises from a single shop to a self-contained flat (hereinafter called the "unauthorised development")

4. **REASONS FOR ISSUING THIS NOTICE**

The Council consider it expedient to issue this notice for the following reasons:

The Council considers that the unauthorised development has taken place within the last 4 years.

The unauthorised development is contrary to policy DH14 of the North Devon Local Plan in that the unauthorised development does not provide sufficient parking and amenity facilities.

In the opinion of the Council, planning conditions would not overcome the above reasons for issuing this notice.

