



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 it 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 marked 1 attached)

Land at PT OS 7600, Broadmoor, Warkleigh, UMBERLEIGH, North Devon

("the land")

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

A material change of use of the land from agriculture to a mixed use of agriculture and the siting and use of 2 mobile classrooms marked A and B on the plan numbered 2 attached to provide club house and storage facilities ancillary to clay pigeon shooting ("the unauthorised use").

4. **REASONS FOR ISSUING THIS NOTICE**

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

It appears to the Council that the unauthorised use has occurred within the last 10 years.

Retrospective planning permission for the unauthorised use was refused by the Council by decision 31848 dated 1 May 2002.

The Council considers that the unauthorised use results in the introduction of structures in an open green-field countryside location which are out of character with the distinctive local landscape and detrimental to the visual amenity of the location contrary to Policies S4 and C2 of the Devon Structure Plan (First Review) and DST1 and DL3 of the North Devon Local Plan.

Furthermore the Council does not consider the siting and use of the mobile classrooms to be commensurate with the agricultural use of the land.

The Council does not consider that the use of planning conditions would overcome the above reasons.

5. WHEN YOU ARE REQUIRED TO ACT

The Council requires that the steps specified in paragraph 6 be undertaken within the period specified in respect of each step in paragraph 6.


6. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the two mobile classrooms as club house and storage facilities ancillary to clay pigeon shooting from the date on which this Notice takes effect.
2. Remove the two mobile classrooms and any items associated with their siting and use from the land within 1 month from the date on which this Notice takes effect.
3. Clear and remove from the land all debris and rubbish resulting from taking the above steps within 1 month from the date on which this Notice takes effect.
4. Restore the land to its former agricultural condition within 6 months from the date on which this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 23 August 2002 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 18 July 2002

Signed : 

Solicitor, ☒

Legal ☒

Services ☐

Manager ☐

on behalf of: North Devon District Council,
Civic Centre,
Barnstaple,
North Devon.
EX31 1EA.

* specific date, not less than 28 clear days after date of service

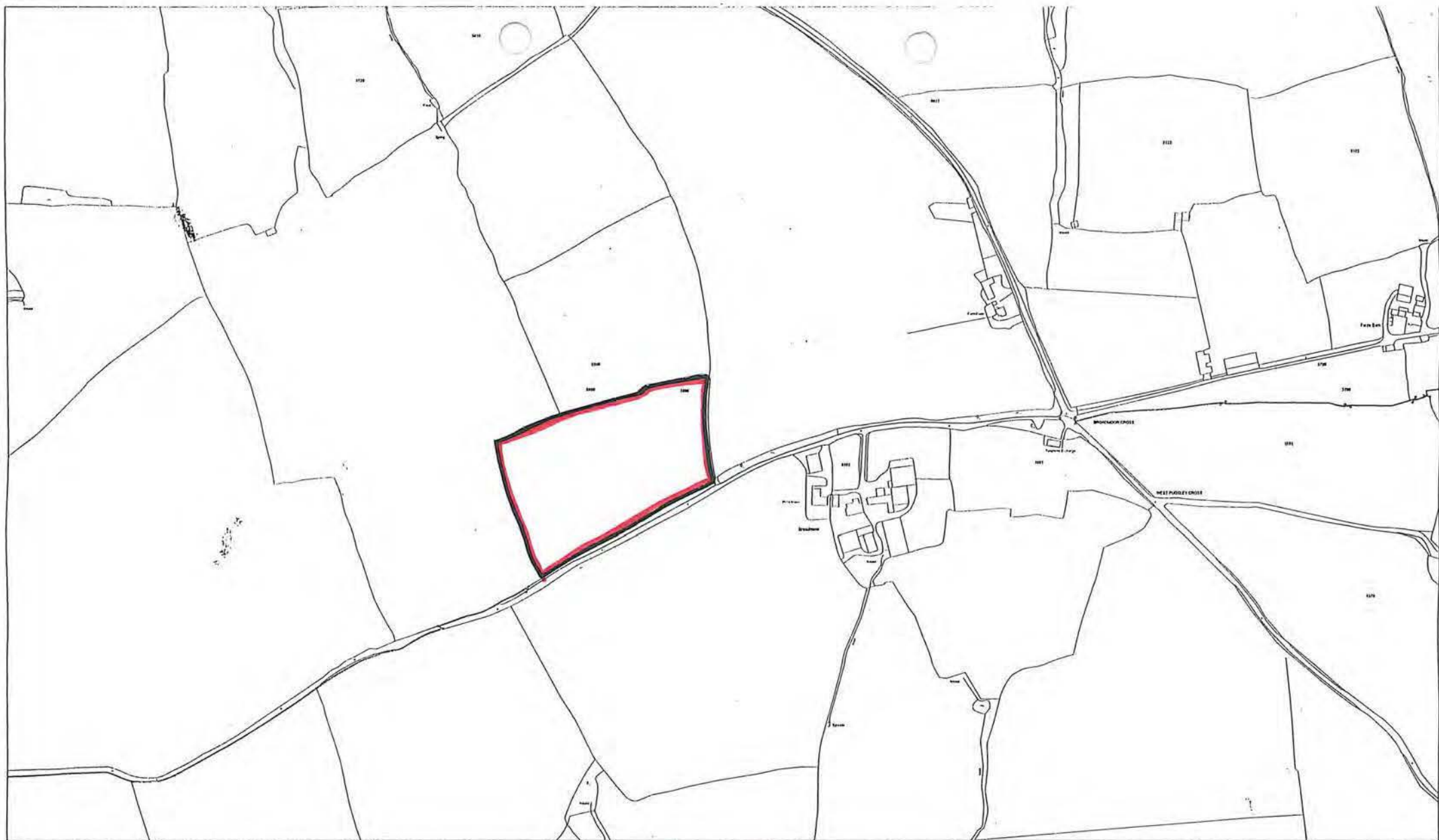
GUIDANCE NOTES FOR YOUR INFORMATION

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the effective date. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the effective date and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in the notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.



Cartology
The Science of Maps

BROADMOOR, CHITTLEHAMPTON

SCALE: 1:2000

DRAWN BY: User Name

DATE: 20th February 2002

Originaling Group:

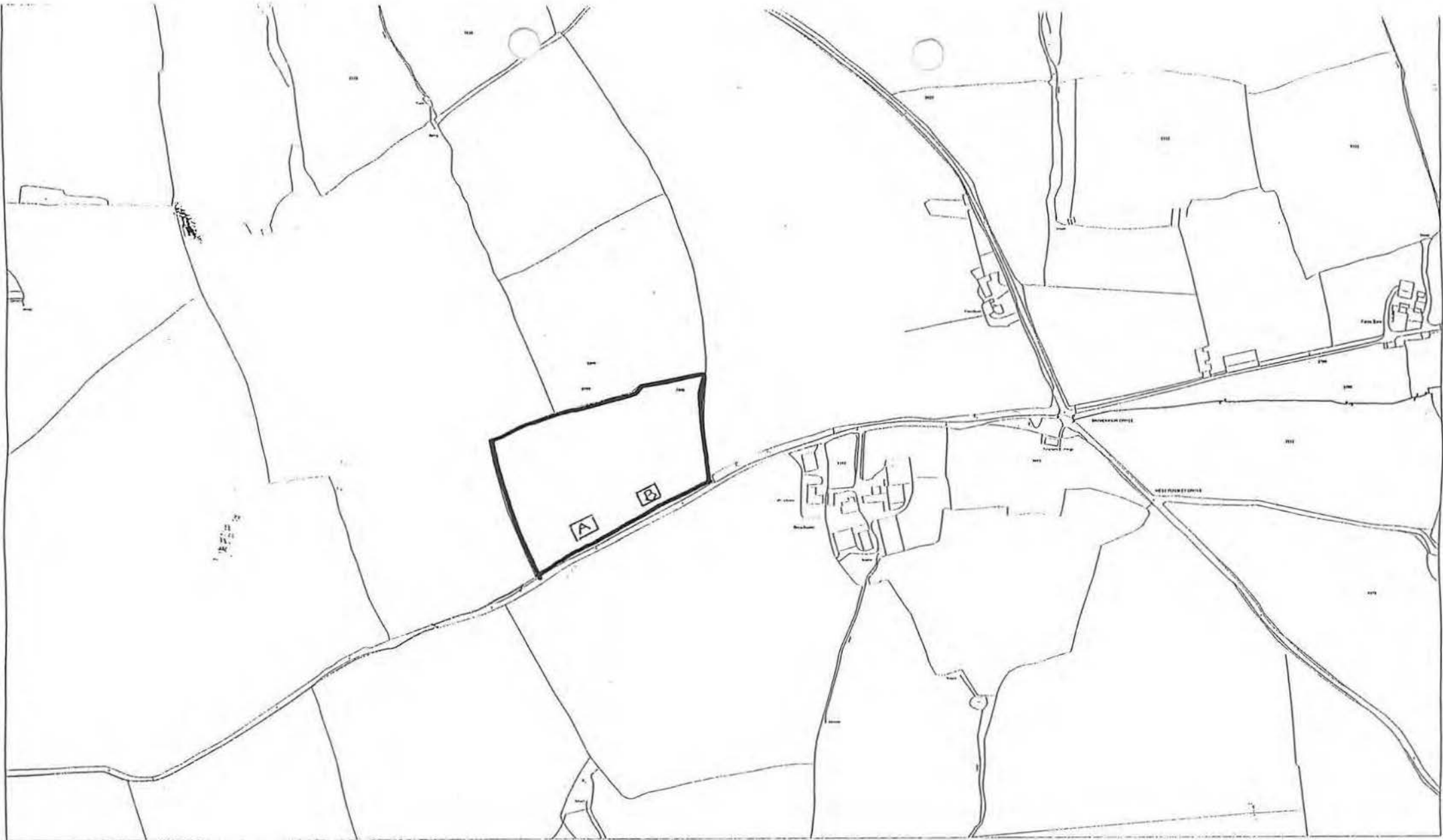
ENFORCEMENT 2343

Drawing No.

GRID 6323

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PLAN 1



Cartology
The Science of Maps

BROADMOOR, CHITTLEHAMPTON

SCALE: 1:1000
Originating Group:

DRAWN BY: One House

ENFORCEMENT 2343

DATE: 20th February 2003

Drawing No:

GRID 6323

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PLAN 2