



4196  
HARD CORE

**IMPORTANT**

**THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**ENFORCEMENT NOTICE**

**OPERATIONAL DEVELOPMENT**

**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 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 attached)

Corffe Green House, Knowle, Branton EX33 2LL

(“The land”)

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

The levelling and hardcoring of the land shown in approximate position by blue outline on attached plan.

4.     **REASONS FOR ISSUING THIS NOTICE**

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

The levelling and hardcoring of the land is contrary to policies DST1, DST2, North Devon Local Plan as adopted, and policies ENV1 and DVS3 of the revised deposit of the North Devon Local Plan.

The land is deemed to be inappropriate for commercial uses or other operations in view of its visual prominence adjacent to a country road and its unsatisfactory access onto that road.

The engineering operations have a detrimental affect on the character and appearance of this site itself in open countryside.

The levelling and hardcoring of the land has occurred within the past ten years

Imposing conditions would not 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 of 3 months from the date when this notice takes effect.

**6. WHAT YOU ARE REQUIRED TO DO**

- 1) Remove the hardcore from the land
- 2) Clear up any debris resulting from the above action.
- 3) Return the land to its original condition

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 10<sup>th</sup> March 2005 ("the effective date")\* unless an appeal is made against it beforehand.

Dated : 16<sup>th</sup> February 2005.....

Signed : .....  
Solicitor, Legal Services Manager

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

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

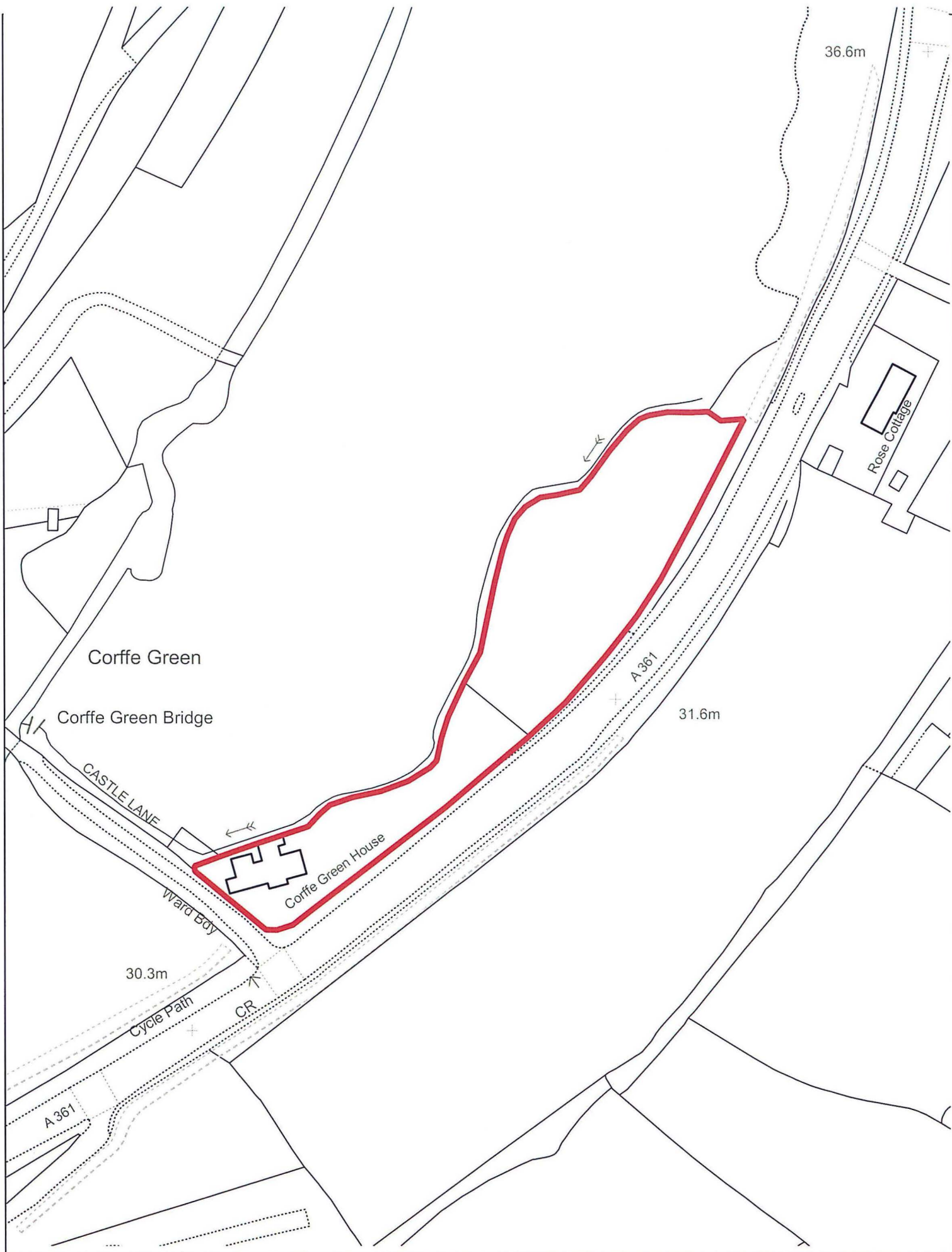
## **GUIDANCE NOTES FOR YOUR INFORMATION**

### **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.**



Lynton House, Commercial Road,  
Barnstaple, EX31 1EA

**Enforcement Notice 4196**  
**Corfe green House, Knowle, Braunton, EX33 2LL**

QGIS