



**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 attached)

Land Part OS 7462, Buttercombe Lane, Braunton

("the land")

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

Change of use of land from quarry to vehicle storage

4.      **REASONS FOR ISSUING THIS NOTICE**

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

The change of use of the land for vehicle storage is contrary to policies ST1 and ST5 of the Devon Structure Plan.

The change of use of the land is contrary to policies DST1, DST2 and DL3 of the North Devon Local Plan as adopted, and policies DVS3 and ENV1 of the Revised Deposit of the North Devon Local Plan.

Storage of the vehicles is visually detrimental in this countryside location. It is an inappropriate and alien use in the countryside.

The change of use of the land for the storage of vehicles has occurred within the past ten years.

Imposing conditions would not overcome the above reasons.

**5. WHEN YOU ARE REQUIRED TO ACT**

The Council require 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 all vehicles and all associated items from the land
2. Cease using the land for the purpose of vehicle storage
3. Clear up any debris resulting from the above action.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 8<sup>th</sup> September 2005 ("the effective date")\* unless an appeal is made against it beforehand.

Dated : [date of issue] 1<sup>st</sup> August 2005

Signed : .....

Senior, 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.**



