



**IMPORTANT**

**THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**ENFORCEMENT NOTICE**

**OPERATIONAL DEVELOPMENT**

**Land West Side of Stentaway Lane, Putsborough,  
Braunton, North Devon, EX33 1NH  
(HM Land Registry Title Number DN374199)**

**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 considers it expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED**

Land on the West Side of Stentaway Lane, Putsborough, Braunton, North Devon, EX33 1NH (HM Land Registry Title Number DN374199) as shown edged red on the enclosed Location Plan.

(“The Land”)

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

Without planning permission and within the last 4 years, unauthorised Operational Development under Section 171B(1) of the Act consisting of the erection of an electrical distribution box.

4. **REASONS FOR ISSUING THIS NOTICE**

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

This Enforcement Notice has been issued to remedy the alleged breach of planning control.

The site lies in a prominent skyline position within the Area of Outstanding Natural Beauty, Heritage Coast and Coastal Preservation Area designated protected landscape. The Local Planning Authority consider that due to the incongruous and artificial appearance of the proposal interrupting the natural line of the local topography, the proposal fails to conserve or enhance the natural beauty of the landscape and detracts from the unspoilt character and appearance of the area. The proposal therefore falls contrary to policies ENV1, ENV2, ENV3 & ENV5 of the adopted North Devon Local Plan and Para. 115 of the National Planning Policy Framework.

The Local Planning Authority considers that the unauthorised Operational development has occurred within the last 4 years and that the above reasons for issuing this Notice cannot be overcome by the use of Planning Conditions.

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

The Council requires that the steps specified in paragraph 6 below be undertaken within 6 months from the date when this notices takes effect

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

1. Remove the electrical distribution box from the land shown edged red on the enclosed Location Plan.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 14 November 2015 ("the effective date") unless an appeal is made against it beforehand.

Dated: 14 October 2015

Signed:

  
Head of Legal

On behalf of: North Devon District Council,  
Lynton House, Commercial Road,  
Barnstaple, North Devon, EX31 1DG.

## **GUIDANCE NOTES FOR YOUR INFORMATION**

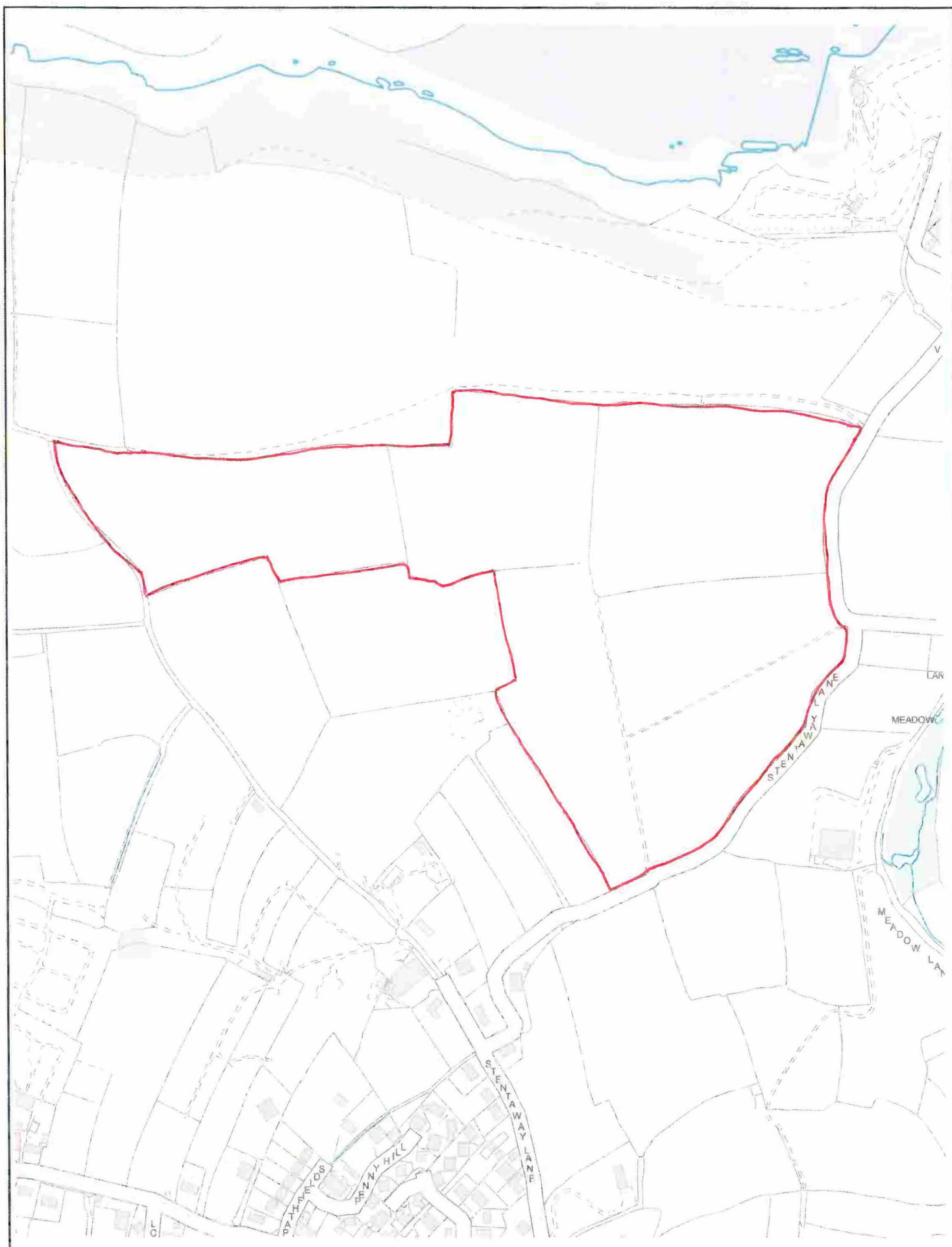
### **YOUR RIGHT OF APPEAL**

**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 attached Planning Inspectorate Guidance Sheet provides details of where you can obtain further information on the appeal process. Read it carefully. Please note that the fee payable for a Ground 'A' appeal is £770.00**

### **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 1DG

**8721 - Land west side of Stentaway Lane,  
Putsborough. Braunton. EX33 1NH**

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