



**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")**

I hereby certify that this is a true  
copy of the original.

Signed

  
N. D. Morgan  
SOLICITOR

NORTH DEVON DISTRICT COUNCIL

DATED 29.6.93

**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)(b) 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 planning considerations.

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

Yetland Holdings, Land Pt. OS Field No. 7719 Long Lane,  
Berrydown, Berrydown, Devon ("the land").

("the land")

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

Without planning permission a material change of use of the land from agriculture to mixed use as agriculture and the stationing and use of a mobile home for residential occupation.

**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 above breach of planning control has occurred since within the last ten years.

The unauthorised use constitutes an undesirable intensification of sporadic development in the countryside for which there is no apparent overriding agricultural need.

The land is within an Area of Outstanding Natural Beauty and the unauthorised use is detrimental to the appearance thereof. It is also within a protected area as defined by the coastal preservation policy in the adopted County Structure Plan where only essential development is permitted. The unauthorised use is not considered to be essential.

The Council consider that the use results in an increase in the volume of traffic entering and leaving the adjacent Class II road. The access to the land does not provide adequate visibility from and of emerging vehicles with the risk of danger to all users of the adjoining Class II road, and interference with the free flow of traffic. The Council consider that the alignment of the access results in excessive manoeuvring on the adjoining highway.

Previous applications for a bungalow on the land and for a caravan thereon have been refused.

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

The Council require that the steps specified in paragraph 6 be undertaken within [the period of THREE (3) days/weeks/months from the date when this notice takes effect] ~~[the period specified in respect of each step in paragraph 6].~~

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

- (i) Cease the use of the mobile home for residential occupation.
- (ii) Remove the mobile home from the land.
- (iii) Clear up and remove any rubbish and debris from the land resulting from taking the above steps.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 15<sup>th</sup> FEBRUARY 1993 ("the effective date")\* unless an appeal is made against it beforehand.

Dated: [date of issue] 9<sup>th</sup> January 1993

Signed: ...   
Solicitor

on behalf of: North Devon District Council,  
Civic Centre,  
Barnstaple, 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**

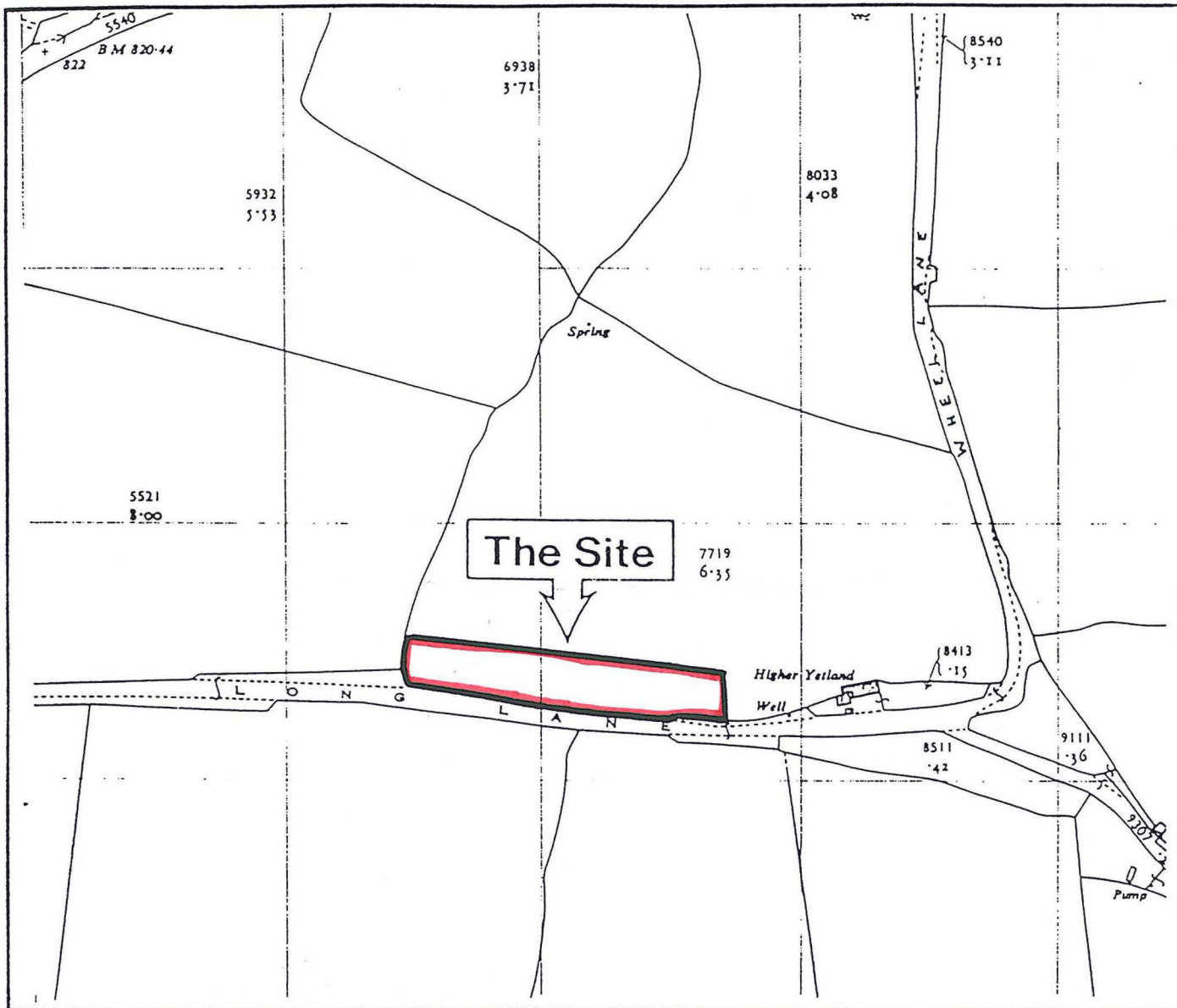
**If you do not appeal against this Enforcement Notice, it will take effect on the effective date and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in the notice. Failure to comply with an Enforcement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



North Devon District Council  
Civic Centre, Barnstaple, Devon EX31 1EA

J. H. Martin Dip.T.P. M.R.T.P.I., Director of Planning.

## ENFORCEMENT NOTICE (PLANNING).



**Unauthorised caravan, scrap storage, etc.**

**Plot 247, Yetland Holdings, Part O.S. Field No. 7719.**

**LONG LANE, BERRYDOWN.**

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O.S. Plan No: **SS. 5744**

Drawn: S.M.T.

Scale: 1/2500

Date: **July 1988**