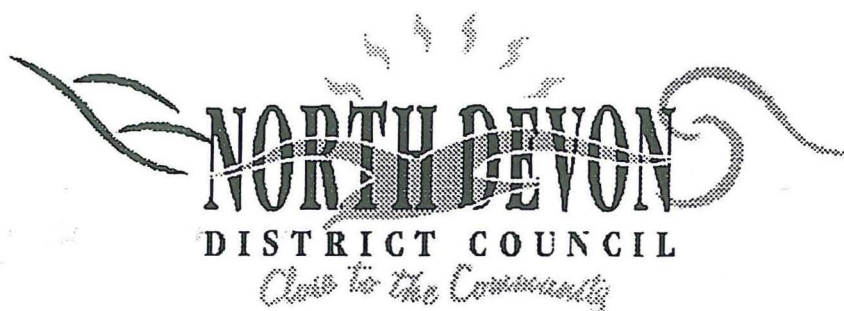


1674



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 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)

Little Woolhanger, Cross Park, Berrynarbor, North Devon.

("the land")

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

Without planning permission the erection of a free standing timber screen in the rear garden of the land ("the unauthorised development")

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 in the last four years.

The land is located within the Area of Outstanding Natural Beauty, Coastal Preservation Area and Heritage Coast. The Council consider that the unauthorised development is an incongruous feature projecting above the adjoining hedge on rising ground and is therefore detrimental and visually intrusive to the amenity of the land and surrounding area.

The unauthorised development does not benefit from permitted development rights pursuant to the General Permitted Development Order 1995. An application for planning permission has been invited but none has been submitted. Having regard to planning policies, amenity considerations and the abovementioned status of the location within which the land is situated, the Council do not consider that planning permission would be granted for the unauthorised development.

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) MONTHS** from the date when this notice takes effect.

6. WHAT YOU ARE REQUIRED TO DO

1. Remove the unauthorised development from the land.
2. Clear up and remove all rubbish and debris resulting from taking the abovementioned step.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **2nd MARCH 1998** ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue]26th January 1998.....

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

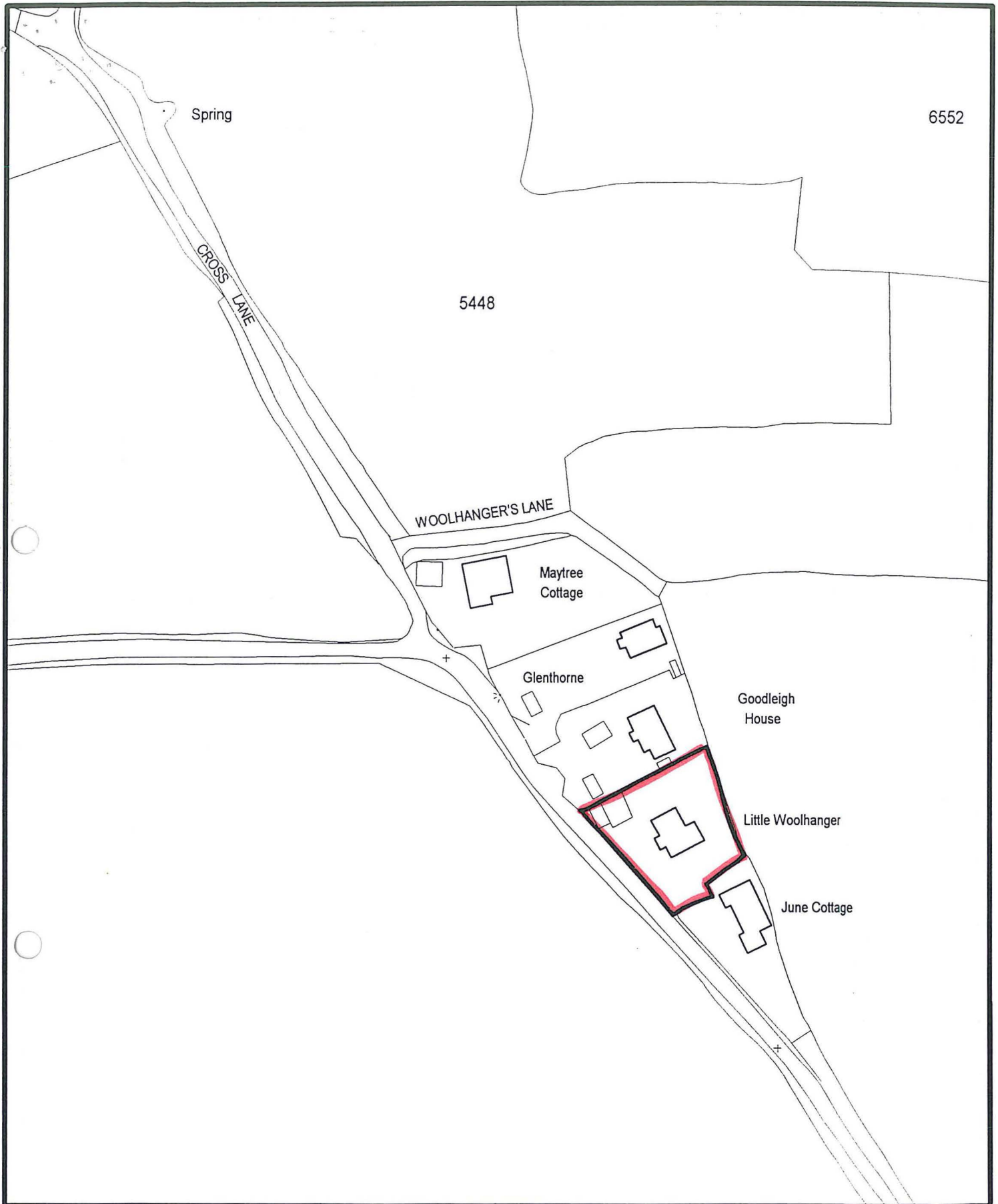
GUIDANCE NOTES FOR YOUR INFORMATION

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.



Planning Enforcement

The Breach of Planning Control Which Has Occured
Unauthorised Timber Screen,

Site Location:

Little Woolhanger, Berrynarbor.

SCALE: 1:1250

DRAWN BY: Sue Thomas

DATE 30/10/1997

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M.J.Easton Dip.T.P.I. M.R.T.P.I.,
Principal Planning Officer