

NDDDC

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 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 adjacent Knowle Industrial Estate (Knowle Yard), Knowle, North Devon

("the land")

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

Without planning permission a change of use of the land to a car park together with the provision thereon of hard-core to facilitate the parking of lorries and vehicles (hereinafter called "the unauthorised use")

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 ten years.

The land is adjacent to an existing industrial site but is not part of the industrial planning unit. A planning application for the unauthorised use has already been refused as the Council consider that it is contrary to policy BWC138 of the Braunton and West Coast Local Plan and policy KN1 of the emerging North Devon Local Plan in that it represents an unauthorised extension of the Knowle Industrial Estate to the detriment of the landscape.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within **TWO (2) MONTHS** from the date when this notice takes effect.

6. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land as a car park.
2. Remove from the land all lorries and vehicles parked thereon.
3. Remove from the land all hard-core provided for the unauthorised use.
4. Reinstate the post and chain wire fence along the boundary of the land with the adjacent Knowle Industrial Estate at the points where it has been removed to allow vehicles to access the land.
5. Clear up and remove all rubbish and debris resulting from taking the abovementioned steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **1st SEPTEMBER 1997** ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue]**28th July 1997**.....

Signed :.....
Legal Services Manager, 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

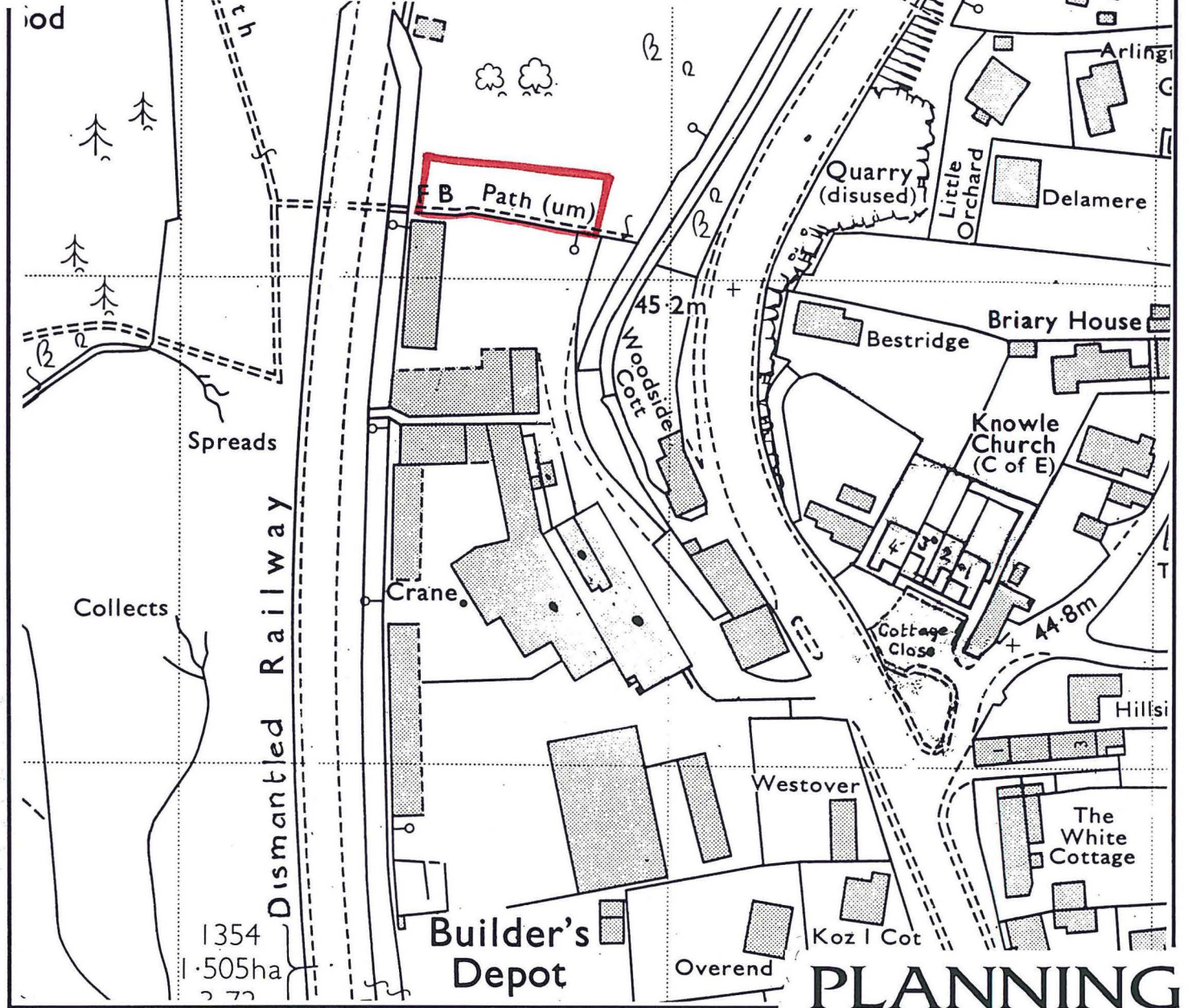
YOUR RIGHT OF APPEAL

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.

ENFORCEMENT NOTICE



The Breach of Planning Control Which has Occurred:-
 Unauthorised Change of Use of Land for Car Parking Area,

**Site:- Land at Knowle Industrial Estate,
 (Knowle Yard), Knowle.**

O.S. Plan No. SS 4738
Scale 1:1250
Drawn S.Thomas
Date June 1997

NOTATION



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

Civic Centre, Barnstaple, Devon, EX31 1EA

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