

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)

Land at Stoneybridge, Knowle, Braunton, Devon, known as PT OS 3226

(“the land”)

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

Without planning permission, the erection of a blockwork building and the installation of a septic tank and drainage system serving the same (“hereinafter called the unauthorised development”).

4. **REASONS FOR ISSUING THIS NOTICE**

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

The Council considers that the unauthorised development has taken place within the last 4 years.

The structure is visible in the open countryside and is considered alien to the character and appearance of the locality.

The site is in the open countryside outside a town or village where development would not normally be permitted unless there is a proven agricultural or horticultural need. The Council considers that there is no such need for the unauthorised development.

Because of the above reasons, the Council consider that the unauthorised development is contrary to policies within the Devon County Structure Plan (Third Alteration) and the emerging North Devon Local Plan.

The Council do not consider that planning permission should be given because planning conditions could not overcome these objections to the unauthorised use.

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.

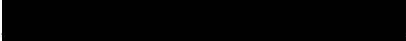
6. WHAT YOU ARE REQUIRED TO DO

1. Excavate the septic tank and all drains connecting to the same
2. Remove the septic tank and drains from the land.
3. Demolish the blockwork building and remove from the land
4. Make good any connections to services following the demolition of the building
5. Clear up all rubbish, materials and other debris from the land resulting from taking the above mentioned steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 28 March 1999 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue]25 February 1999.....

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 erection of blockwork bulding & installation of septic tank & drainage system.

Site Location:

Land Pt. O.S. 3226, Knowle, Braunton.



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

SCALE: 1:1250

DATE 24th February 1999

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