

1091



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)

Bray Vale, Brayford, Barnstaple, Devon

("the land")

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

1. The unauthorised change of use of an agricultural building to use for the purpose of manufacturing within Class B1 of the Town and Country Planning (Use Classes) Order 1987

4. **REASONS FOR ISSUING THIS NOTICE**

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

1. The unauthorised development constitutes development which would not normally be acceptable in a rural location outside of a settlement and therefore is in breach of the Devon County Structure Plan Third Amendment.
2. In the opinion of the District Council the increase in the number of vehicles using the access roads to the land exacerbates the danger to road users as the junction to the land is at a point where there is inadequate forward visibility for vehicles turning right into the land.
3. In the opinion of the District Council the unauthorised development has taken place within the last 10 years.
4. In the opinion of the District Council planning conditions would not overcome the above reasons for issuing

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within the period of three months from the date when this notice takes effect.

6. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land for any purpose or use within Class B1 of the Town and Country Planning (Use Classes) Order 1987

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 27th November 1996 ("the effective date")* unless an appeal is made against it beforehand.

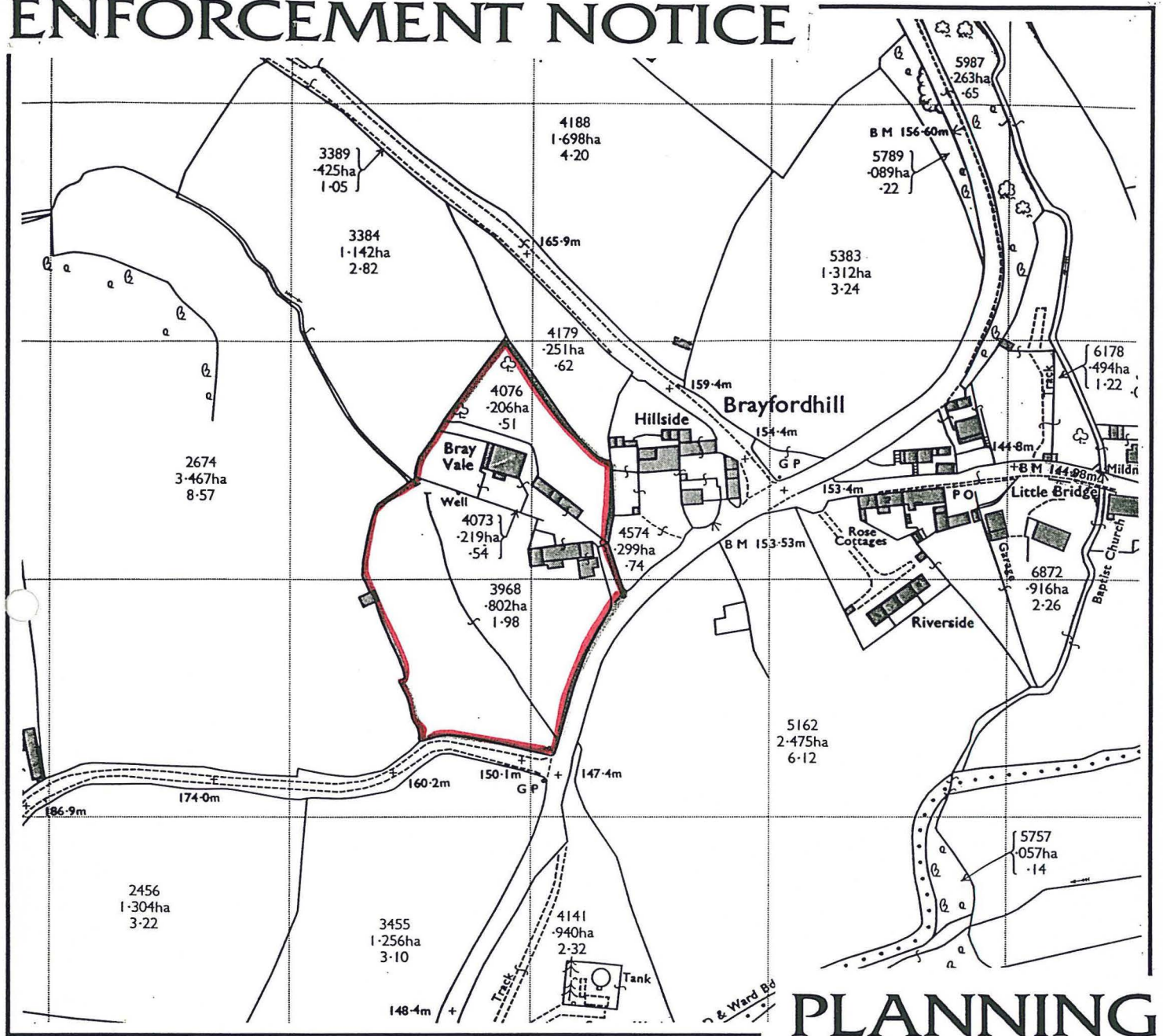
Dated : [date of issue] 28th October 1996

Signed :
[Redacted Signature]
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

ENFORCEMENT NOTICE



The Breach of Planning Control Which has Occurred:-

Unauthorised Change of Use of Agricultural Building to Use Within Class B1 (Business),
Erection of Gantry & Lean-to Building, & Non-Compliance with Approval for New Access,

**Site:- Bray Vale,
Brayford.**

O.S. Plan No. SS 6834
Scale 1:2500
Drawn Sue Thomas
Date February 1996

NOTATION



The Site



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

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Civic Centre, Barnstaple, Devon, EX31 1EA