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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 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)

Land forming part of Greendown Farm, Chittlehampton, Umberleigh, North Devon.

("the Land")

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

A material change of use of an agricultural building from agriculture to use as a separate unit of accommodation and the construction thereto of a single storey block and brickwork extension to the western elevation ("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 within the last four years.

The Council considers that the unauthorised development does not accord with adopted policy for the conversion of agricultural buildings due to its lack of visual merit and the large amount of additional works involved. It is therefore considered contrary to Policy HSE6 of the adopted Devon County Structure Plan.

The unauthorised development constitutes undesirable intensification of sporadic development in the countryside, which in the absence of any overriding need, is also contrary to the Council's recognised rural policy.

Having regard to the increase in traffic the unauthorised development can generate the road giving access to the land is by reason of its width, vertical and horizontal alignment unsuitable to accommodate such increase. In addition there is inadequate visibility at the junction of the access with the adjacent highway from and of emerging vehicles, with increased risk of danger to all road users and interference with the free flow of traffic.

No application for the unauthorised development has been submitted and the Council have not therefore been able to consider the principle or the details of any scheme for such development.

5. WHEN YOU ARE REQUIRED TO ACT

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

6. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the unauthorised development as a separate unit of accommodation.
- (ii) Remove all kitchen and bathroom facilities from the unauthorised development.
- (iii) Remove all dormer windows from the unauthorised development.
- (iv) Dismantle and remove from the unauthorised development the extension constructed thereto.
- (v) Reinststate the land to its condition prior to the unauthorised development being undertaken.
- (v) Clear up and remove from the land all rubbish and debris resulting from taking the above mentioned steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 4th JULY 1994 ("the effective date")* unless an appeal is made against it beforehand.

Dated: [date of issue] 25th May 1994

Signed:
Solicitors

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

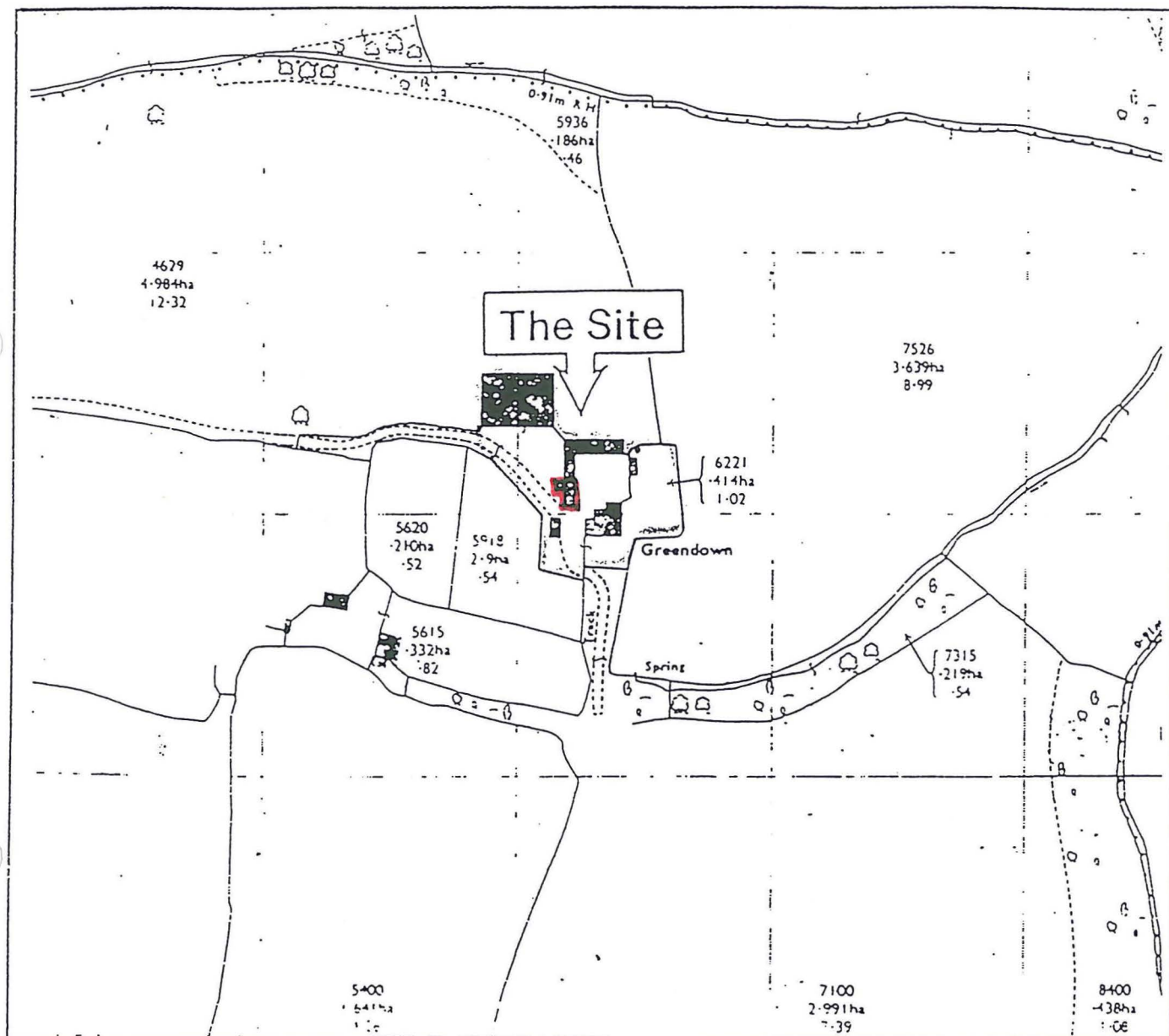
If you do not appeal against this Enforcement Notice, it will take effect on the effective date and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in the notice. Failure to comply with an Enforcement 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 Barn Conversion :-

Greendown Farm, Chittlehampton, Umberleigh.

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O.S. Plan No: SS 6524

Drawn: P.T.

Scale: 1:2500

Date: May 1991

