

15.56.123.

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")

I hereby certify that this is a true
copy of the original.

Signed

K. B. MORGAN
SOLICITOR

NORTH DEVON DISTRICT COUNCIL

DATED 29.6.93

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)(b) 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 Skirhead Farm, Skirhead Lane,
Combe Martin, N. Devon. ("the land")

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

Material change of use of the land from agricultural
to use for residential occupation.

4. **REASONS FOR ISSUING THIS NOTICE**

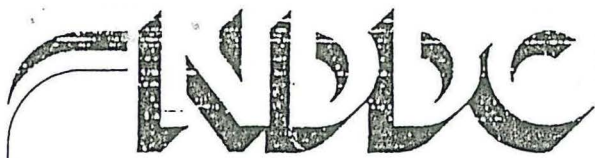
The Council consider it expedient to issue this notice for the following reasons:

It appears to the Council that the above breach of planning control has occurred within the last 10 years.

The Council consider that the unauthorised use does not accord with the adopted policy for the conversion of redundant traditional agricultural buildings due to its lack of visual merit, poor condition and the large amount of additional works involved in its conversion. The unauthorised use constitutes an undesirable intensification of sporadic development in the countryside, which in the absence of any overriding need, is contrary to the Council's recognised rural policy.

The road giving access to the land is, by reason of its inadequate width vertical and horizontal alignment and its gradient junctions, unsuitable to accommodate the increase in traffic considered to be generated by the continuance of the unauthorised use. There is inadequate visibility at the junction between the access lane and the main highway upon which increased use would lead to danger to all road users and the interference with the free flow of traffic.

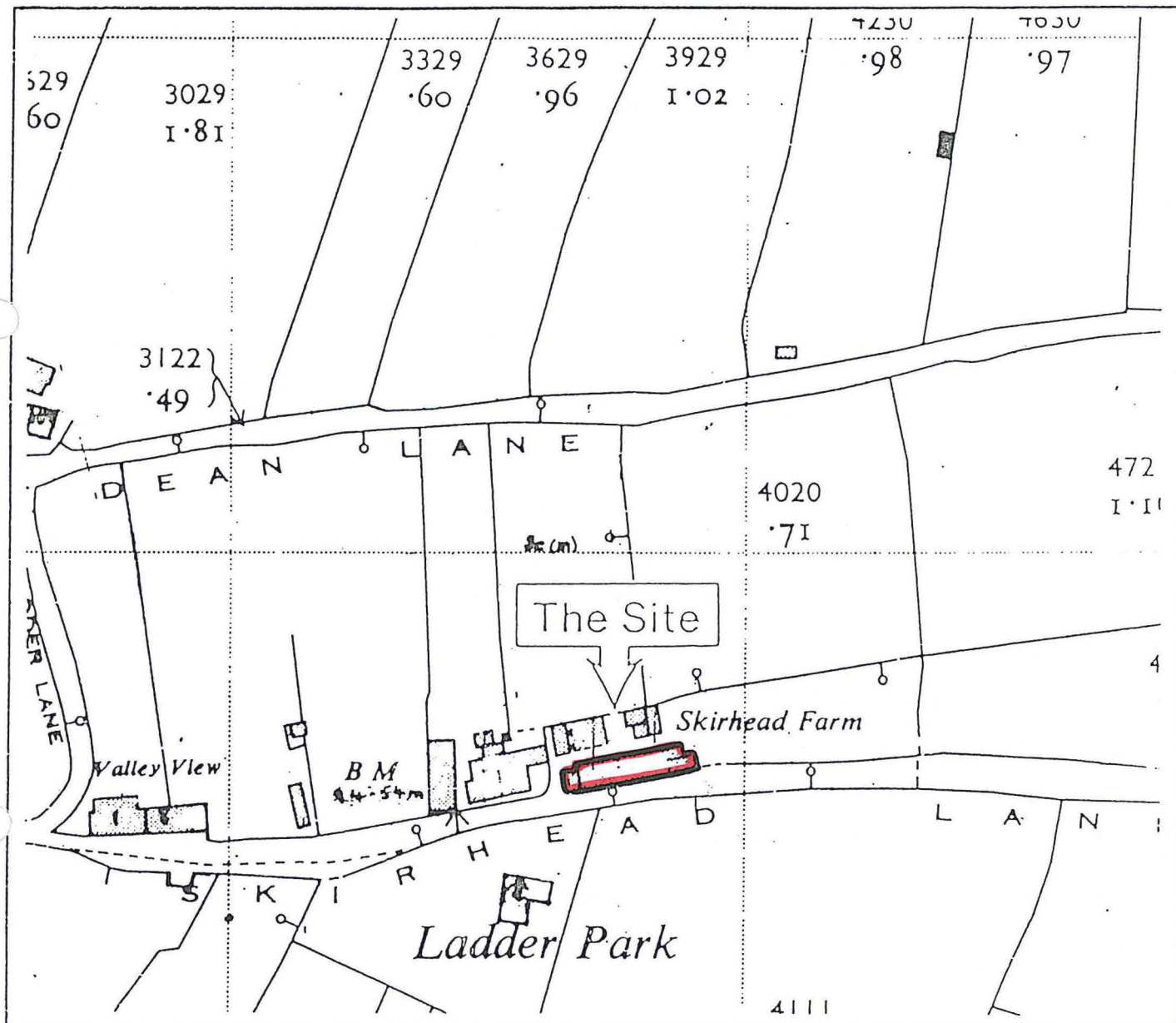
A previous application for the residential use of the land has already been refused.



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).



Skirhead Farm, Skirhead Lane, Combe Martin.

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O.S. Plan No: SS. 5946

Drawn: S.M.T.

Scale: 1/1250

Date: November 1991

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) months from the date when this notice takes effect] [the period specified in respect of each step in paragraph 6].

6. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the land for residential use.
- (ii) Remove the kitchen and bathroom facilities from the land.
- (iii) Clear up and remove all rubbish and debris resulting from taking the above mentioned steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 15th MARCH 1993 ("the effective date")* unless an appeal is made against it beforehand.

Dated: [date of issue] 5th February 1993

Signed: .. [redacted]

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.