

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

Signed

K. B. MORGAN
SOLICITOR

NORTH DEVON DISTRICT COUNCIL

DATED 17.8.93

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)

GARAGE/STORE, ROSEA BRIDGE LANE, COMBE MARTIN, DEVON.

("the Land")

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

Unauthorised material change of use to car repair workshop

("the unauthorised development")

4. **REASONS FOR ISSUING THIS NOTICE**

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

The unauthorised development has taken place within the last ten years.

The Council considers that the unauthorised development is detrimental to the amenity of nearby residents. Having regard to the traffic that the unauthorised development can generate the access, which is along a designated footpath, is wholly inadequate as is the provision for parking, the loading and unloading of vehicles and provision for manoeuvring on the land.

No evidence has been produced as to over-riding justification for the unauthorised development, and the Council is of the opinion that it is contrary to both national and regional guidance including the draft Combe Martin Local Plan.

It is not believed that the above can be satisfactorily resolved by the use of conditions.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within [the period of two days/weeks/months from the date when this notice takes effect] [the period specified in respect of each step in paragraph 6].

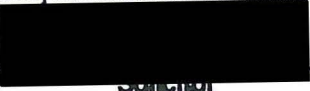
6. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the land as a car repair workshop.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 17th September 1993 ("the effective date")* unless an appeal is made against it beforehand.

Dated: [date of issue] 11th August 1993

Signed: 

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

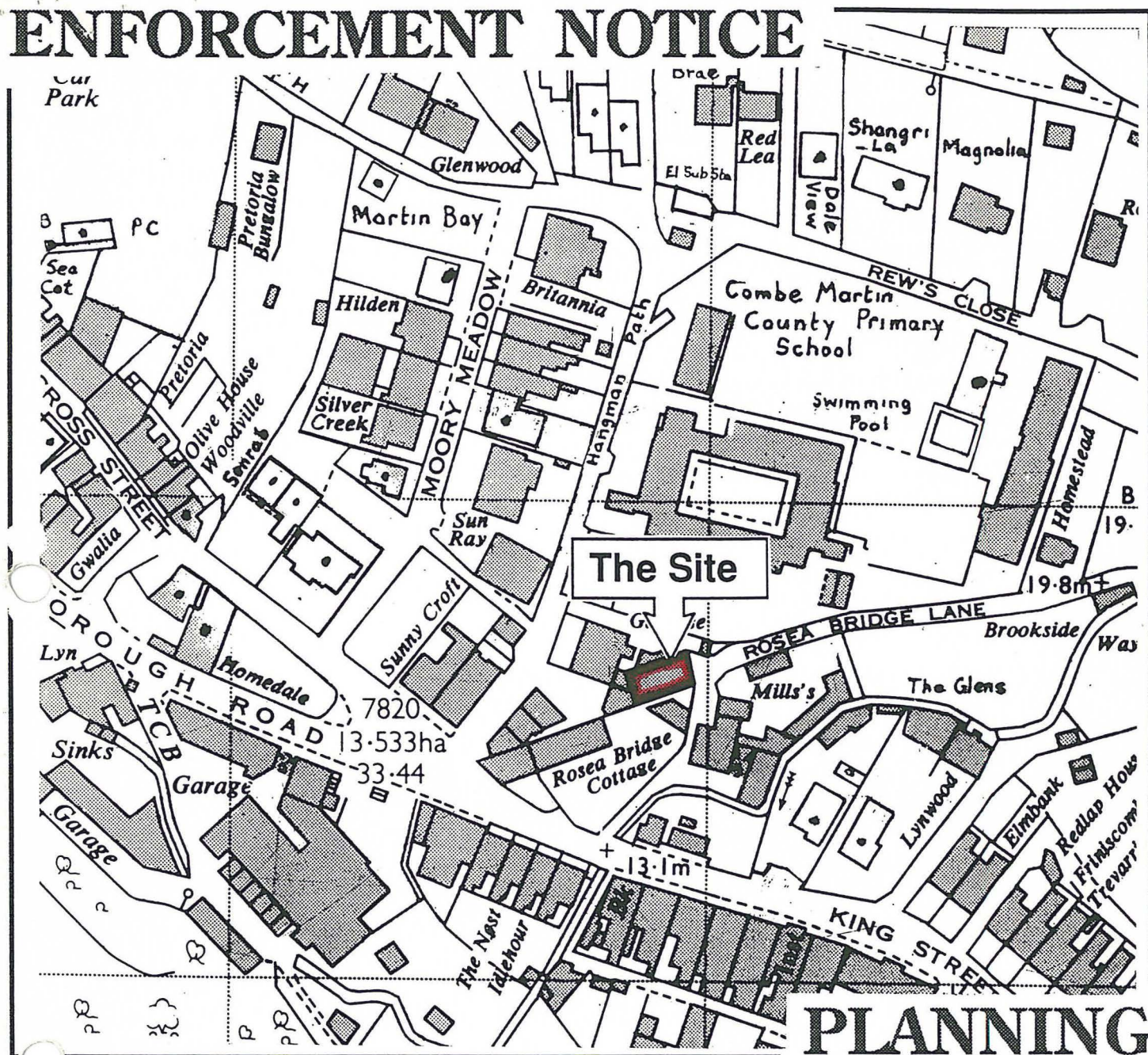
YOUR RIGHT OF APPEAL

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



PLANNING

The Breach of Planning Control Which has Occured:-
Unauthorised Change of Use of existing garage/store to form area for car repairs

**Site:- Rosea Bridge Lane,
Combe Martin.**

O.S. Plan No SS 5747SE
Drawn
Scale 1:1250
Date January 1993

NOTATION



The Site



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

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Civic Centre, Barnstaple, Devon