



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 part O.S. 7562, Vellacott Lane, Combe Martin, North Devon

("the land")

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

The addition of a corrugated iron sheet fence on to the top of a hedgebank forming the boundary between the land and the adjoining highway ("the unauthorised development")

4. **REASONS FOR ISSUING THIS NOTICE**

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

1. The Council considers that the unauthorised development has taken place within the last 4 years.
2. The land is within an Area of Outstanding Natural Beauty and within a Coastal Preservation Area as defined in the Devon County Structure Plan Third Alteration. The unauthorised development is in the Council's view a detriment to the amenity of the area and is therefore contrary to the Devon County Structure Plan Third Alteration and to national policy.
3. The Council considers that planning permission should not be granted for the unauthorised development as planning conditions would not overcome the reasons mentioned above.

5. WHEN YOU ARE REQUIRED TO ACT

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

6. WHAT YOU ARE REQUIRED TO DO

1. Remove the corrugated iron sheet fence,
2. Remove all debris and materials arising as a result of taking the above action.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 18th January 1996 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 7th December 1995

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

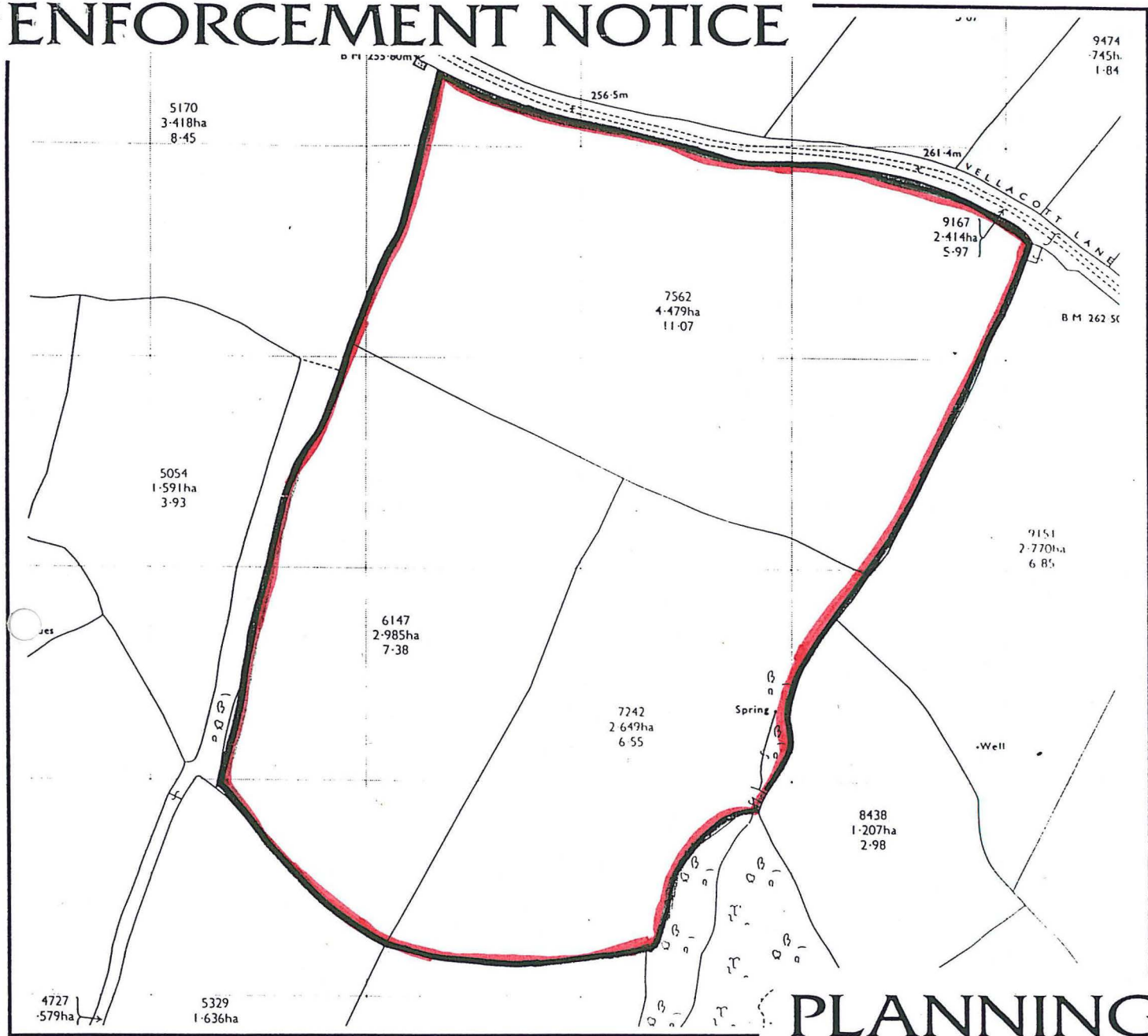
YOUR RIGHT OF APPEAL

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.

ENFORCEMENT NOTICE



PLANNING

The Breach of Planning Control Which has Occurred:-

Unauthorised fence,

**Site:- Land Pt. O.S. 7562, Vellator Lane,
Combe Martin**

O.S. Plan No.	SS 6046
Scale	1:2500
Drawn	Sue Thomas
Date	April 1995

NOTATION



The Site



NORTH DEVON
DISTRICT COUNCIL

Civic Centre, Barnstaple, Devon, EX31 1EA

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