

1930



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 at Knapp Down Farm, Shute Lane, Combe Martin, North Devon

("the land")

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

Without planning permission the erection of a rendered blockwork porch to the side of a mobile home, which is shown for identification purposes by a blue cross on the attached plan ("the unauthorised porch")

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 in the last four years.

The land is in an area of Outstanding Natural Beauty. The Council consider that due to the design and incongruous appearance of the unauthorised porch it is detrimental to the amenity and natural beauty of the area within which the land is located and is therefore contrary to the policies and provisions of the Devon County Structure Plan Third Alteration namely policies CDE3 and CDE5 and policies DL1 and DH16 of the emerging North Devon Local Plan.

The mobile home to which the unauthorised porch has been constructed is lawful by virtue of a Certificate of Lawful Use issued by the Council on 10th June 1997. A retrospective application for the unauthorised porch was refused on 11th July 1997 for the reasons outlined above.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within the period of **TWO (2) MONTHS** from the date when this notice takes effect.


6. WHAT YOU ARE REQUIRED TO DO

1. Dismantle and remove the unauthorised porch from the land.
2. Clear up and remove from the land all rubbish and debris resulting from taking the above mentioned step.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **29th DECEMBER 1997** ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue]**18th November 1997**.....

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

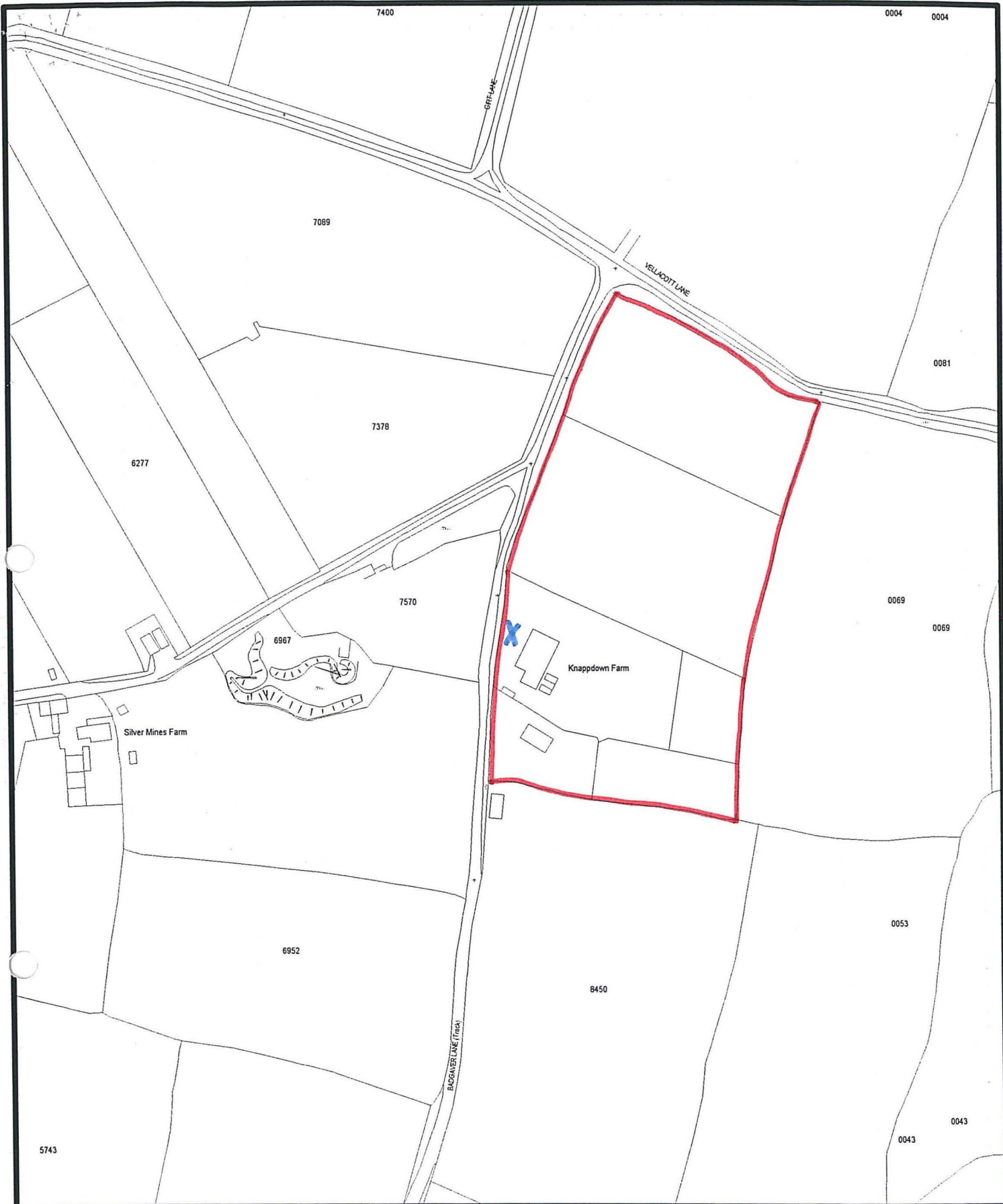
GUIDANCE NOTES FOR YOUR INFORMATION

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.



Planning Enforcement

The Breach of Planning Control Which Has Occured
Unauthorised Erection of Porch

Site Location:

Knapp Down Farm, Shute Lane, Combe Martin

SCALE: 1:2500

DRAWN BY: P.E.Trodd

DATE 1/8/1997

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