

# NDDDC

**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 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 Locks and Tracey Down Quarry, Combe Martin, North Devon

("the land")

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

A material change of use of the land from disused quarry site to use for the stationing and storage of scrap materials including vehicles, trailers, machinery and furniture ("the unauthorised use")

4.     **REASONS FOR ISSUING THIS NOTICE**

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

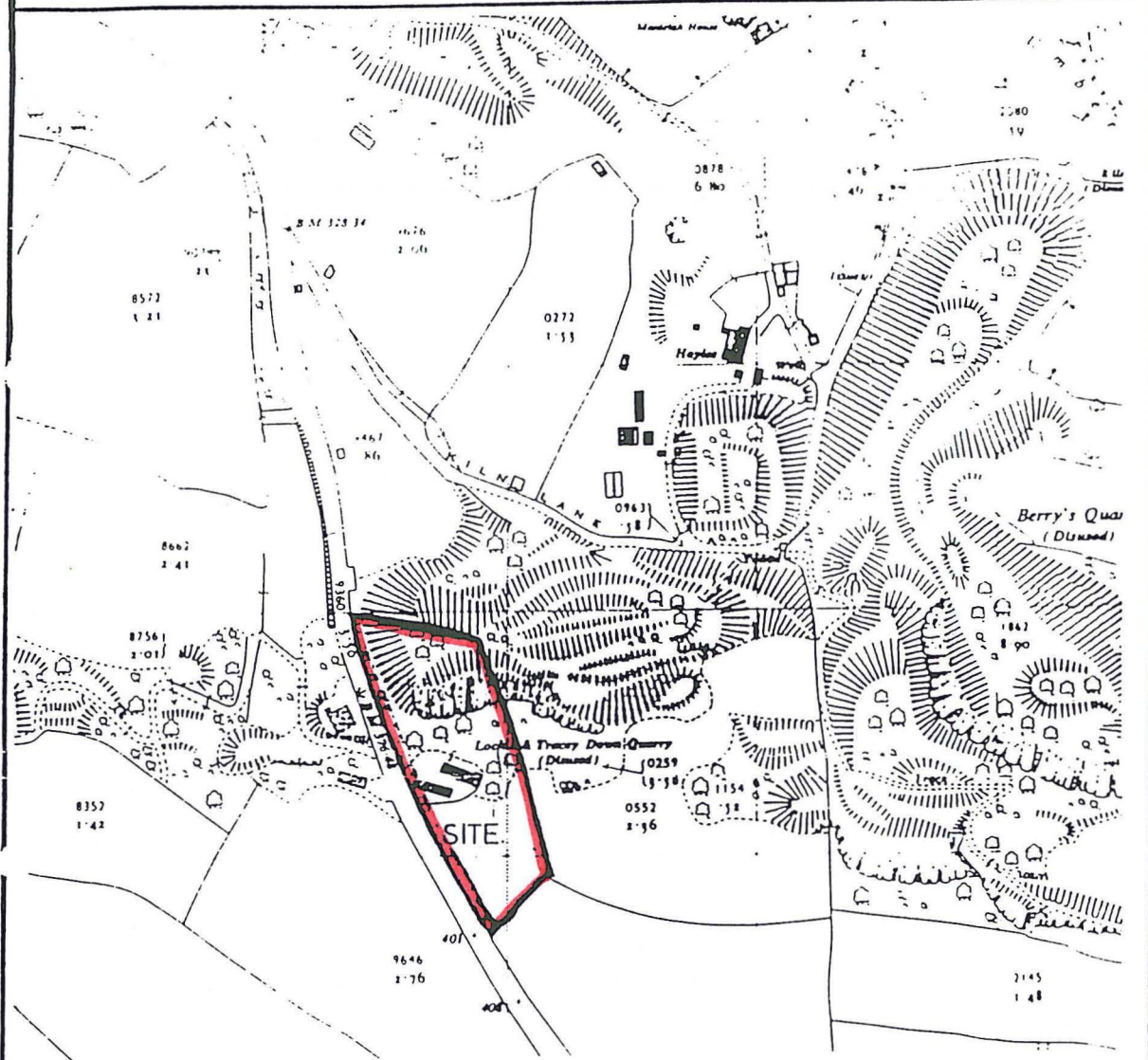
It appears to the Council that the above breach of planning control has occurred in the last ten years.

The land is within an Area Of Outstanding Natural Beauty, Coastal Preservation Area and within an area designated as part of the Heritage Coast. In addition given the rural location of the land, the Council consider that the unauthorised use by reason of the untidiness and incongruous appearance represents an alien intrusion into the landscape and detriment to the visual amenity thereof.



North Devon District Council,  
Civic Centre, Barnstaple,  
Devon EX31 1EA.

J. H. Martin Dip. TP MRTPI,  
Director of Planning.



Enforcement Notice (Planning).

LOCK & TRACEY DOWN QUARRY,  
COMBE MARTIN.

REPRODUCED FROM THE ORDNANCE SURVEY MAPS CROWN COPYRIGHT RESERVED.

Scale 1: 2500

OS Plan no. 65.5845, 55.5945.

Drawn A.T.

Date JUNE 1986.



**5. WHEN YOU ARE REQUIRED TO ACT**

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

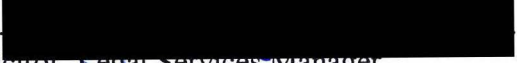
**6. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the use of the land for the storage of items associated with the unauthorised use.
- (ii) Remove all items of scrap material, vehicles, trailers, machinery, furniture and rubbish from the land.
- (iii) Clear up and remove from the land all rubbish and debris resulting from taking the abovementioned steps.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **17th JUNE 1996** ("the effective date")\* unless an appeal is made against it beforehand.

Dated : [date of issue] .....**14th May 1996**.....

Signed : ..........  
Solicitor, Legal Services Manager

on behalf of: North Devon District Council,  
Civic Centre,  
Barnstaple, Devon,  
EX31 1EA.

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\* 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.**