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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 considerations.

2. **THE LAND AFFECTED** (shown edged red on the plan attached)

Myrtle Meadow, Moor Lane, Croyde, Devon

(“the land”)

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

Material change of use of the land to a mixed use of agriculture and camping including the placing thereon of:

1. a portakabin;
2. a wooden structure; and
3. a toilet block.,

for purposes ancillary to the use of the land for camping, the approximate positions of which at the date of issue are shown on the plan annexed and thereon coloured blue (hereinafter collectively referred to as “the Unauthorised Change”).

4. **REASONS FOR ISSUING THIS NOTICE**

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

The Council considers that the Unauthorised Change took place within the last ten years.

In the Council’s opinion, the Unauthorised Change is contrary to the adopted Devon County Structure Plan, the adopted Braunton and West Coast Local Plan and the emerging North Devon Local Plan (“the Plans”), as well as national policy. The Unauthorised Change, which is on land within an Area Of Outstanding Natural Beauty, Heritage Coast, a Coastal Preservation Area and is not within any development boundary, would be detrimental to the visual appearance of this rural area and it is not considered that the Unauthorised Change is essential to the locality. With specific regard to the material change of use to a mixed use of camping and agriculture, this is also considered contrary to the Plans due to the inadequate access to the land which by reason of its general location and visibility is likely to result in additional danger to all users of the road and interference with the free flow of traffic. The Council also has concern about the inadequacy of the footway provision in the vicinity.

It is not considered that these objections could be overcome 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 three days from the date when this notice takes effect.

6. WHAT YOU ARE REQUIRED TO DO

6.1 Other than in accordance with the Act, permanently:

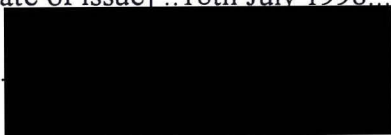
- 6.1.1 cease the use of the land for camping;
- 6.1.2 remove from the land the portakabin;
- 6.1.3 remove from the land the wooden structure; and
- 6.1.4 remove from the land the toilet block.

6.2 Clear up and remove any debris or rubbish resulting from carrying out the entirety of step 6.1 above.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 21st August 1998 ("the effective date") unless an appeal is made against it beforehand.

Dated : [date of issue] ..16th July 1998.....

Signed :


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

GUIDANCE NOTES FOR YOUR INFORMATION

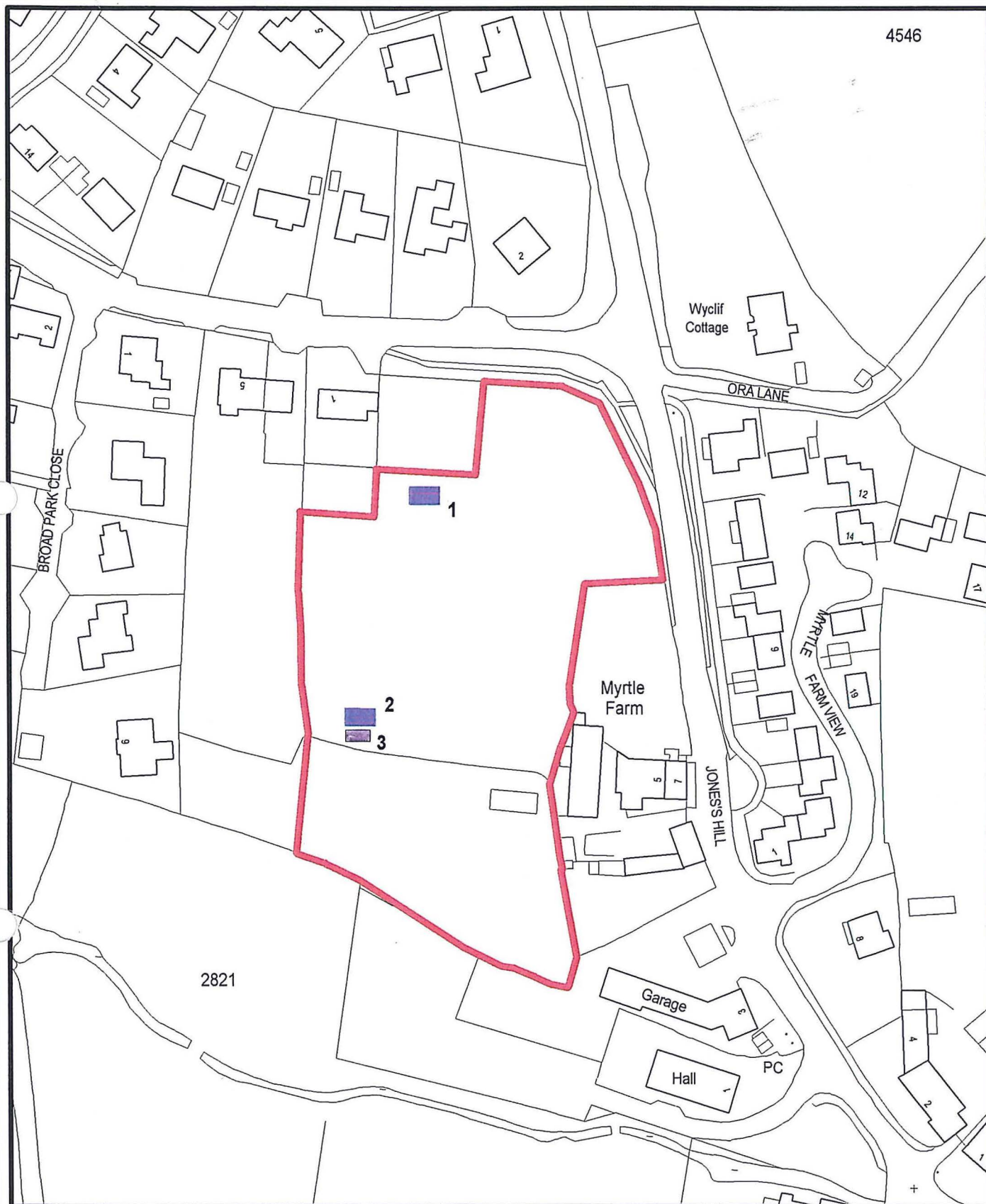
YOUR RIGHT OF APPEAL

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.

ibm.r1.mcumyrtl



Planning Enforcement

The Breach of Planning Control Which Has Occured

Material Change of use of the land to a mixed use of agriculture and camping including the placing thereon of:

1. a portakabin and 2. a wooden structure, 3. a portalo, for purposes ancillary to the use of the land for camping.

Site Location:

Myrtle Meadow, Moor Lane, Croyde.



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

SCALE: 1:1250

DATE 3rd July 1998

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