

NDDDC

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D01
11/11/96

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 numbered 1 attached hereto)

Westleigh Farm, Combe Martin, North Devon

("the land")

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

A material change of use of the land from agriculture to a mixed use of agriculture and the siting and residential occupation of two mobile homes marked A and B and shaded blue on the plan numbered 2 annexed hereto ("the unauthorised use")

4. **REASONS FOR ISSUING THIS NOTICE**

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

1. It appears to the District Council that the unauthorised use has occurred within the last 10 years.
2. The land is within an Area of Outstanding Natural Beauty and within a Coastal Protection area as defined by the Devon County Structure Plan Third Amendment. The Council's view is that the unauthorised use is both detrimental to the locality and inessential and is therefore contrary to both national policy and the said Structure Plan.
3. The unauthorised use also constitutes development away from the established centre of the community and in the absence of agricultural need is deemed to be contrary to the said Structure Plan.
4. The road giving access to the land is by reason of its inadequate width, horizontal alignment, gradient, junctions and lack of footway unsuitable to accomodate the increase in traffic generated by the unauthorised use.
5. The increased use of the access on to the A399 public highway generated by the unauthorised use could result in additional danger to all users of the road because of the limited visibility.
6. The District Council do not consider that the use of planning conditions would overcome the above reasons

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 notices takes effect.


6. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the two mobile homes for residential purposes,
2. Remove the two mobile homes from the land,
3. Not to use, nor allow to be used, the land for the stationing of mobile homes,
4. Clear up and remove from the land all debris and rubbish resulting from taking the above steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 13th December 1996 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 11th November 1996

Signed : 

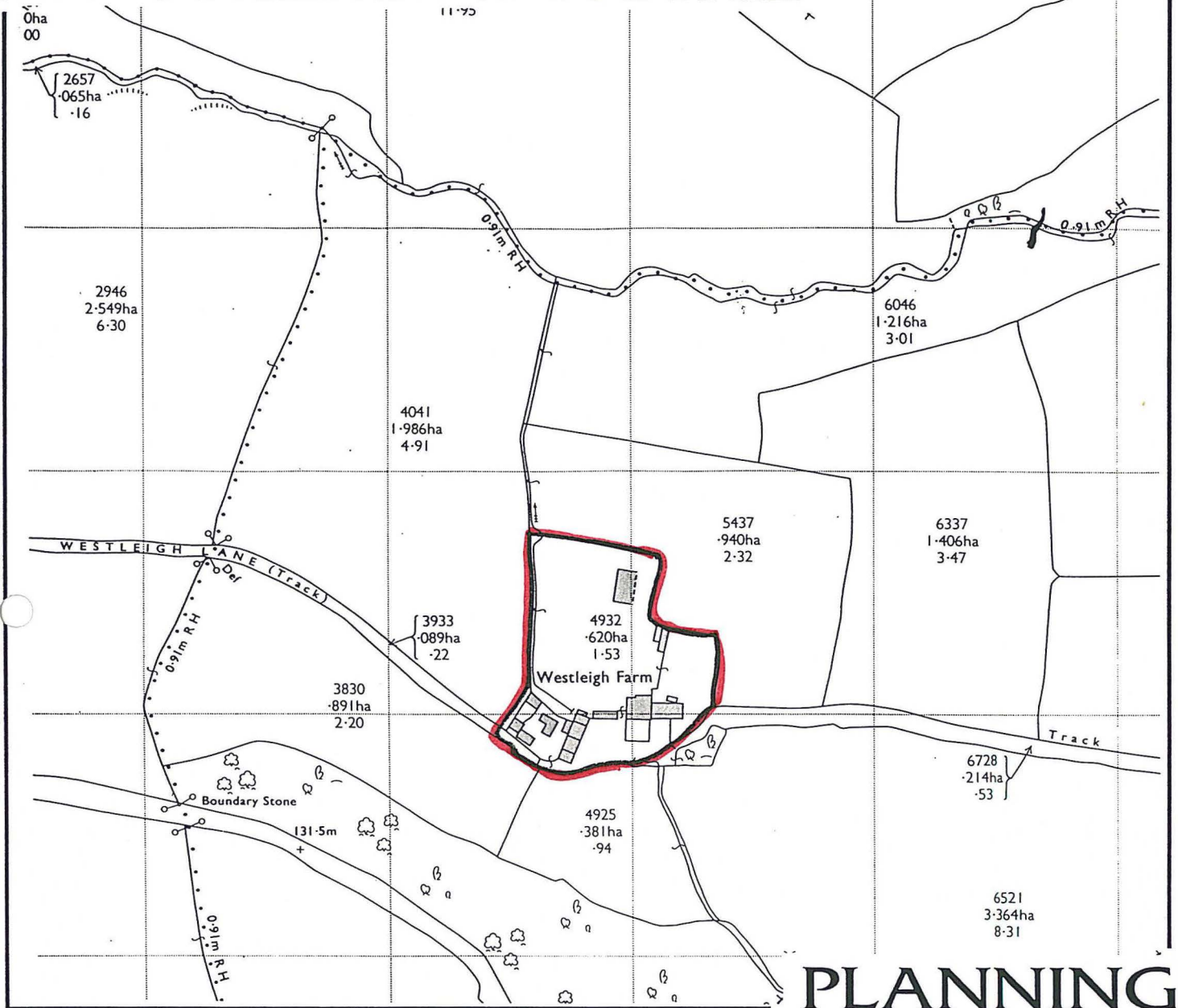
Solicitor 

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

ENFORCEMENT NOTICE

PLAN 1



PLANNING

The Breach of Planning Control Which has Occurred:-

Unauthorised siting of mobile homes,

**Site:- Westleigh Farm,
Combe Martin.**

| | |
|----------------------|--------------|
| O.S. Plan No. | SS 6045 |
| Scale | 1:2500 |
| Drawn | Sue Thomas |
| Date | January 1995 |

NOTATION



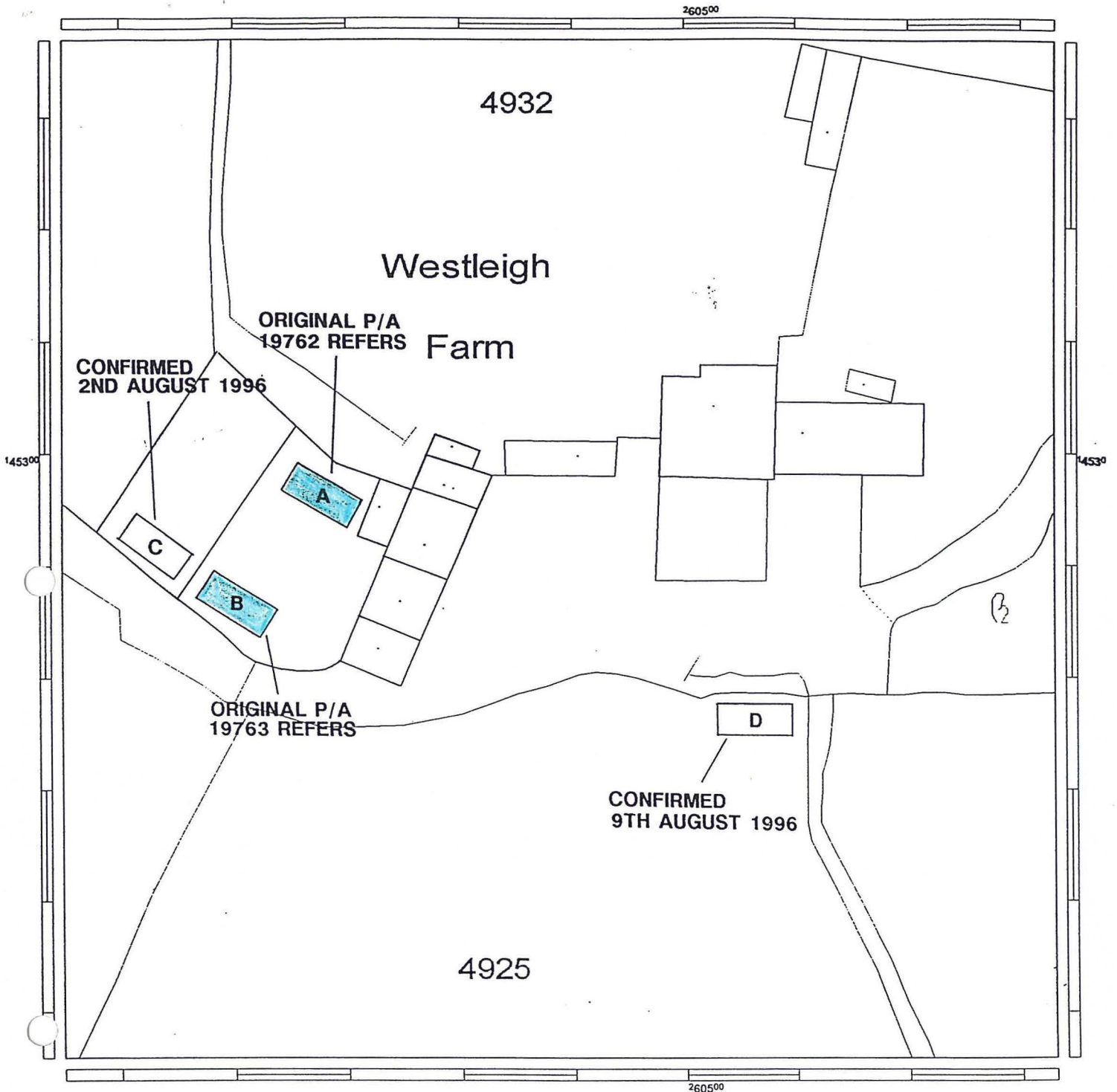
The Site



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

Civic Centre, Barnstaple, Devon, EX31 1EA

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The Alleged Breach of Planning Control which has Occured:-
Unauthorised Mobile Homes

Site:- Westleigh Farm, Combe Martin.

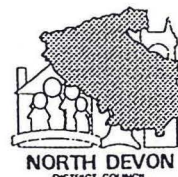
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Date: 05/11/96

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



N.D.D.C.
Civic Centre,
Barnstaple,
Devon
EX31 1EA



Lynton House, Commercial Road,
Barnstaple, EX31 1EA

Enforcement Notice 0759
Westleigh Farm, Combe Martin, EX34 0NG

QGIS