

721

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 planning considerations.

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

Land at West Hill, Crossside, Knowstone, North Devon.

("the Land")

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

A material change of use of the Land from agriculture to mixed use of agriculture and the siting and residential occupation of two mobile homes ("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 unauthorised use has occurred within the last 10 years.

The Land is in an area where having regard to National Policy and pursuant to the Policies and provisions of the Devon County Structure Plan, Third Alteration, the Council would only normally permit residential development which is necessary in the interest of agriculture. The Council has on several occasions invited a planning application to be made, but to date none has been submitted. Accordingly in the absence of any overriding agricultural justification the Council do not believe that there is an agricultural or other need for the unauthorised use such as would overcome the objection.

The Land is within an area of high landscape and rural quality and the unauthorised use, by virtue of its incongruous appearance, is considered detrimental to the visual amenity thereof.

The road giving access to the Land is by reason of its inadequate width and alignment unsuitable to accommodate the increase in traffic the unauthorised use can generate.

The Council do not consider that planning conditions could overcome the objections to the unauthorised use.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within [the period of SIX (6) weeks/months from the date when this notice takes effect] [the period specified in respect of the steps]

6. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of all mobile homes for residential occupation.
- (ii) Remove all mobile homes from the Land
- (ii) Clear up and remove from the Land all rubbish and debris resulting from taking the above mentioned steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 27TH FEBRUARY 1995 ("the effective date")* unless an appeal is made against it beforehand.

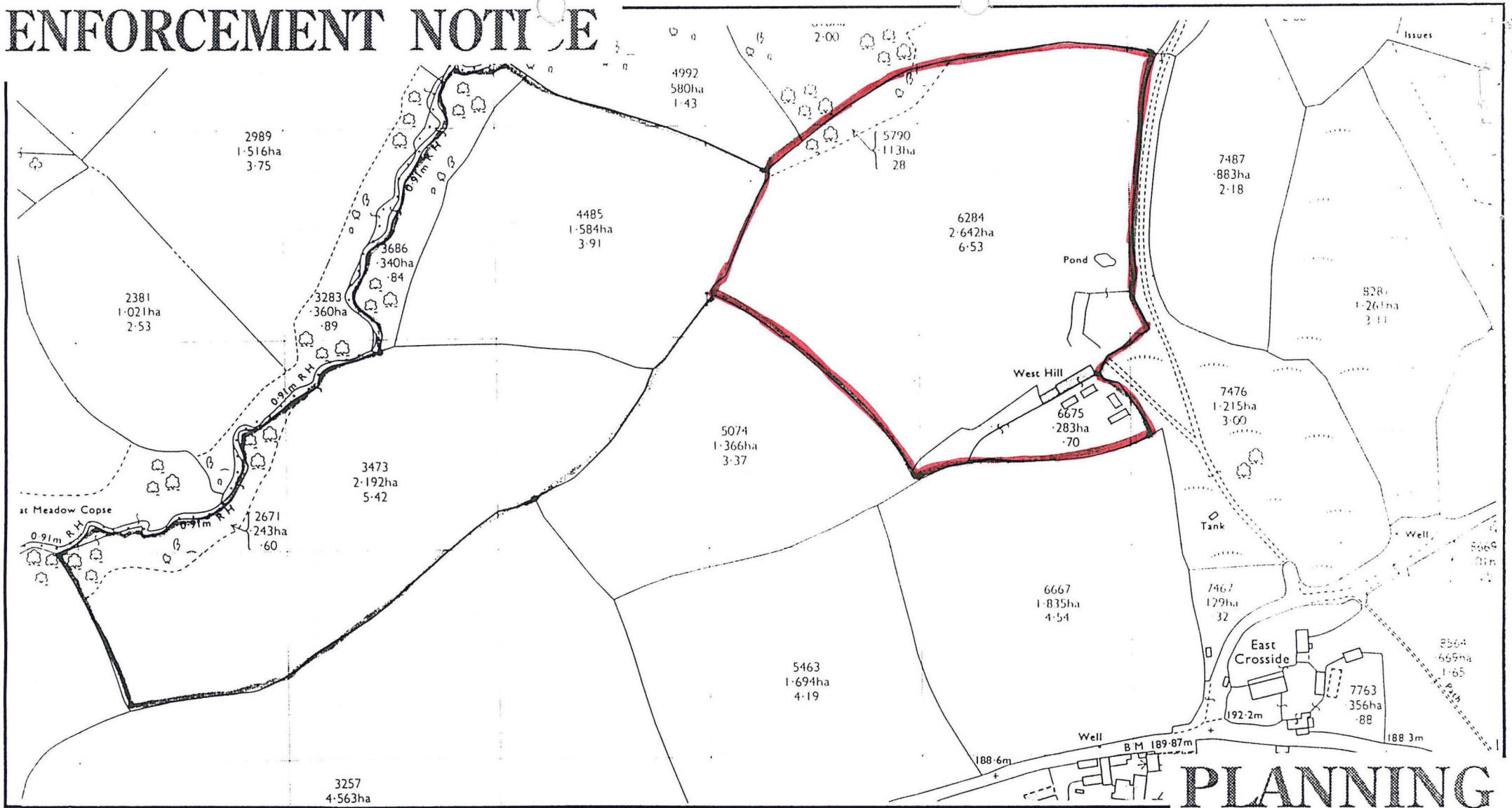
Dated: [date of issue] 20th January 1995

Signed: [Signature] Solicitor LEGAL SERVICES MANAGER

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



The Breach of Planning Control Which has Occured:-
Unauthorised Siting/occupation of mobile homes/caravans

Site:- Land at West Hill,
Knowstone.

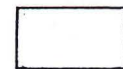
O.S. Plan No SS 8023

Drawn

Scale 1:2500

Date February 1994

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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