

1395



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)

Part of Beaples Barton, Knowstone, South Molton, North Devon

(“the land”)

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

The unauthorised change of use of the land from one dwelling to two separate dwellings. (“the unauthorised use”)

4. **REASONS FOR ISSUING THIS NOTICE**

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

1. In the opinion of the District Council, the unauthorised use has commenced within the past 4 years.
2. The unauthorised use constitutes an intensification of sporadic development in the countryside and which in the absence of any overriding need is contrary to the Devon County Structur Plan (Third Alteration).
3. The increased use of the access on to the North Devon Link Road resulting from the unauthorised use results in additional danger to users of the road and interferes with the free flow of traffic as a result of the limited visibility from and of vehicles using that access.
4. In the opinion of the District Council, the use of planning conditions would not overcome the above reasons for issue.

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 land as two separate dwellings,
2. Remove one kitchen from the land,
3. Remove all locks from the interior doors connecting the two units of accomodation,
4. Clear up and remove all rubbish and other debris arising from taking the above steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 11th February 1998 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 5th January 1998

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

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.

24035

BEAPLES BARTON
KNOWSTONE



BEAPLES
BARTON

DRA
EXTENSION

SEPTIC TANK.

SITE PLAN
SCALE - 1/500.