



1244

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 Little Roadway Farm, Roadway Corner, Woolacombe, North Devon

("the land")

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

The change of use of the land to use for stationing of tents and caravans ("the unauthorised change")

4. **REASONS FOR ISSUING THIS NOTICE**

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

1. The land adjoins an Area of Outstanding Natural Beauty and also the area of land designated as a Heritage Coast and Coastal Preservation Area under the Devon County Structure Plan Third Amendment. In the Council's opinion the unauthorised change has a detrimental effect on the Area of Outstanding Natural Beauty, the Heritage Coast and the Coastal Preservation Area because of its visually obtrusive nature. The unauthorised change is therefore contrary to policies contained within the said Structure Plan, the Braunton and West Coast Local Plan and the emerging North Devon Local Plan as well as being contrary to national Planning Policy Guidance.

2. In the Council's opinion, due to the close proximity of the land to neighbouring properties, the unauthorised change has a detrimental effect on the amenity of those neighbouring properties. This is contrary to policies within the emerging North Devon Local Plan and national Planning Policy Guidance.

3. In the Council's opinion, the unauthorised change has taken place within the past 10 years.

4. In the Council's opinion, the use of planning conditions would not overcome the above reasons for issuing this Notice

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within the period of three (3) months from the date when this notice takes effect.


6. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land for the stationing of caravans otherwise than as permitted by the Town and Country Planning (General Permitted Development) Order 1995
2. Cease the use of the land for the stationing of tents otherwise than as permitted by the Town and Country Planning (General Permitted Development) Order 1995

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 14th October 1998 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 11th September 1998

Signed : 

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

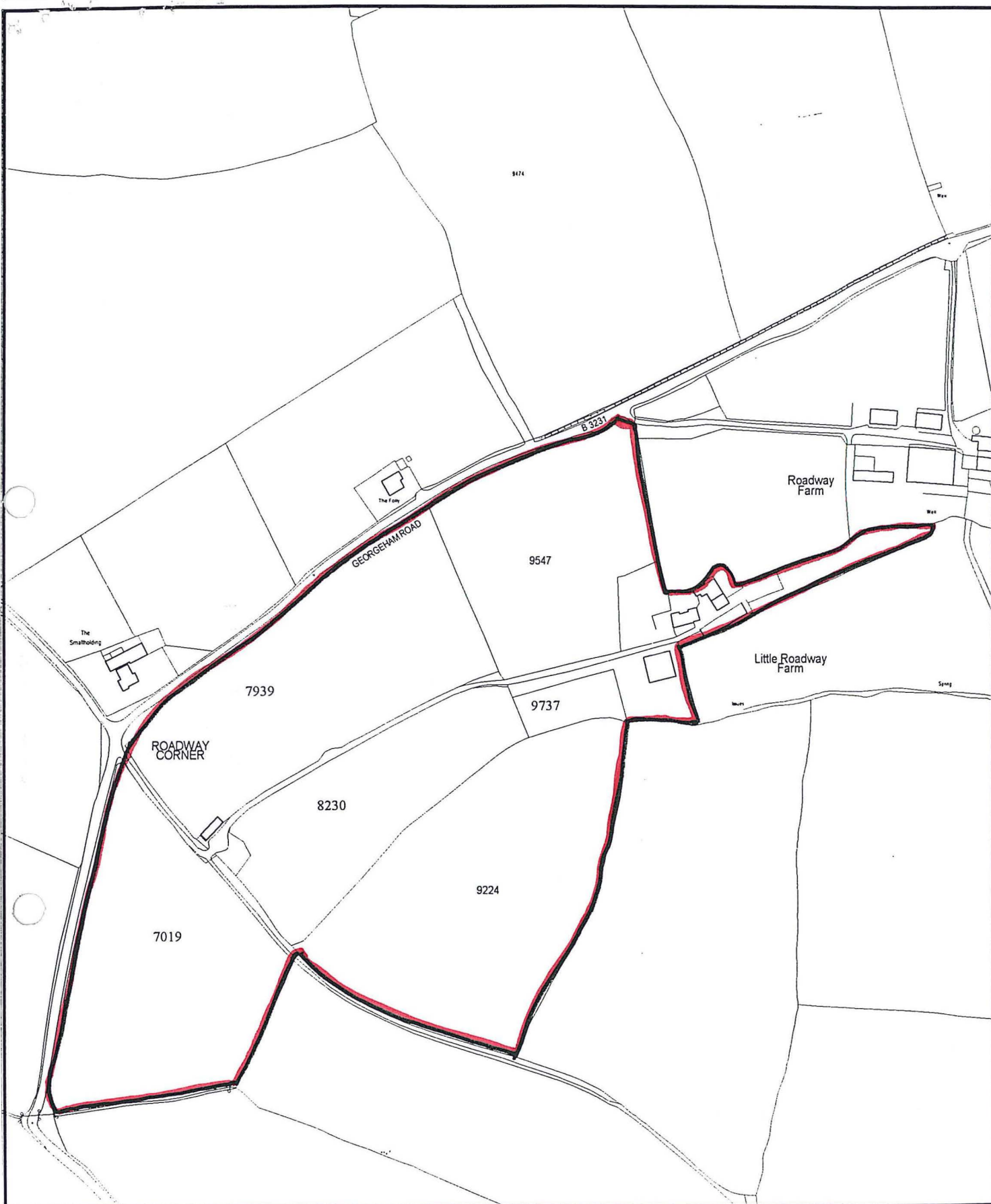
GUIDANCE NOTES FOR YOUR INFORMATION

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.



Planning Enforcement

The Breach of Planning Control Which Has Occured

Use of land Pt. O.S. 7019 & higher part O.S. 7939 in excess of 28 days for tented camping & caravans

Site Location:

Little Roadway Farm, Roadway Corner, Woolacombe.

SCALE: 1:3500

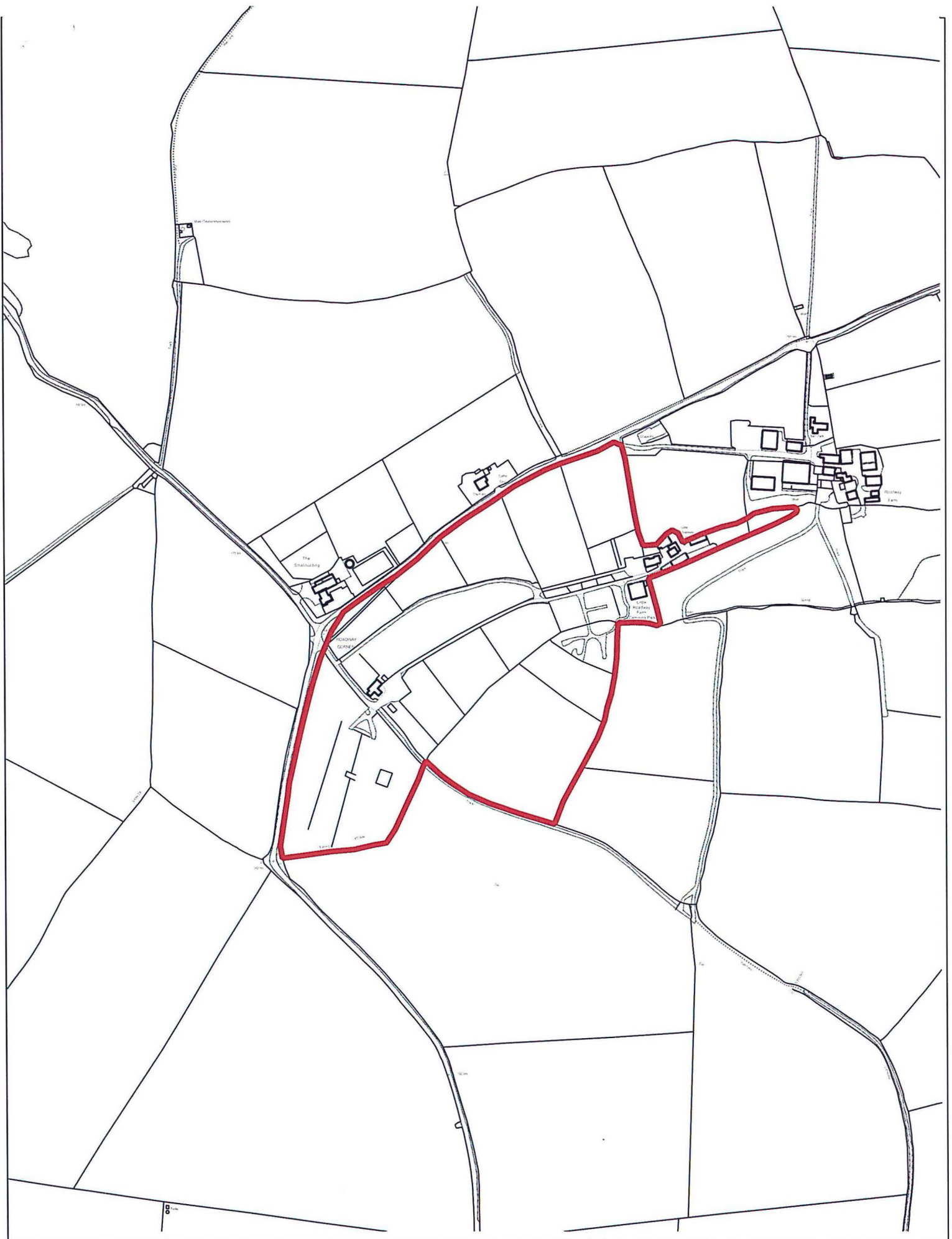
DRAWN BY: P.E.Trodd

DATE 10/9/1997

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



Lynton House, Commercial Road,
Barnstaple, EX31 1EA

Enforcement Notice 1244
Land at Little Roadway Farm, Woolacombe, EX34 7HL

QGIS

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