



IMPORTANT
THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

OPERATIONAL DEVELOPMENT

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 Seven Ash Farm, West Down, Ilfracombe, North Devon.

("the land")

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

The construction of a permanent residential building being in the form of a twin unit mobile home encased in brickwork and render which, for identification purposes only, is shown edged blue on the attached plan ("the unauthorised development").

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 above breach of planning control has occurred within the last four years.

The land is in an area where, having regard to national policy and pursuant to the policies and provisions of the Devon County adopted plan, the Council would only normally permit development which is necessary in the interest of agriculture. The Council do not believe there is an agricultural or other need for the unauthorised development as would overcome such objections.

Having regard to the rural location of the land the Council consider that the unauthorised development is detrimental to the visual amenity thereof.

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) months from the date when this notice takes effect] [REDACTED]

6. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the building including the twin unit mobile home for residential accommodation.
- (ii) Dismantle and remove the wooden fencing surrounding the building from the land.
- (iii) Dismantle and remove the steps and patio hardstanding adjacent to the building from the land.
- (iv) Dismantle and remove all the brickwork and render of the building from the land.
- (v) Remove the twin unit mobile home from the land.
- (vi) Clear up and remove all rubbish, debris and building materials from the land resulting from taking the above mentioned steps.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 25th March 1994 ("the effective date")* unless an appeal is made against it beforehand.

Dated: [date of issue] 11th February 1994

Signed: [REDACTED]

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.

