



IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

Unauthorised Development

**Chesil Cliff House Croyde Braunton Devon EX33 1JH
HM Land Registry title number DN529435**

**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")**

Enforcement reference number: 9869

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 171(1)(a) of the Act, at the land described below. The Council considers it expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED**

Chesil Cliff House, Croyde, Braunton, Devon EX33 1JH as shown edged red on the enclosed location plan.

("The Land")

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

Within the last 4 years unauthorised development consisting of the erection of a fence.

4. **REASONS FOR ISSUING THIS NOTICE**

This Enforcement Notice has been issued to remedy the alleged breach of planning control. The Council considers it expedient to issue this notice for the following reasons:

The presence of the fence, a white painted timber structure projecting above the stone boundary wall, is considered to be an unsightly feature in the area and results in an unacceptable level of harm to the landscape and seascape character of the area. This significantly detracts from the unique coastal qualities of the area when experienced from high sensitivity receptor points locally such as the South West Coast Path east of the site and the adjacent highway.

The development does not comply with the requirements of ST09, ST14 and DM08A as it does not protect or enhance the landscape and scenic beauty and/or maintain the character and distinctive landscape qualities of the Area Outstanding Natural Beauty and Heritage Coast.

5. **WHEN YOU ARE REQUIRED TO ACT**

The Council requires that the steps specified in paragraph 6 below be undertaken within 3 months from the date when this notice takes effect.

6. WHAT YOU ARE REQUIRED TO DO


1. Remove the fence and associated frame from adjacent to the highway (Croyde Road) whose approximate position is shown blue on the attached location plan.
2. Remove all rubbish and debris resulting from complying with step 1 above from the land outlined in red on the attached location plan

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 29 September 2019 ("the effective date") unless an appeal is made against it beforehand.

Dated: 29 August 2019

Signed:


.....
Head of Place

On behalf of: North Devon District Council
Lynton House
Commercial Road
Barnstaple
Devon
EX31 1DG

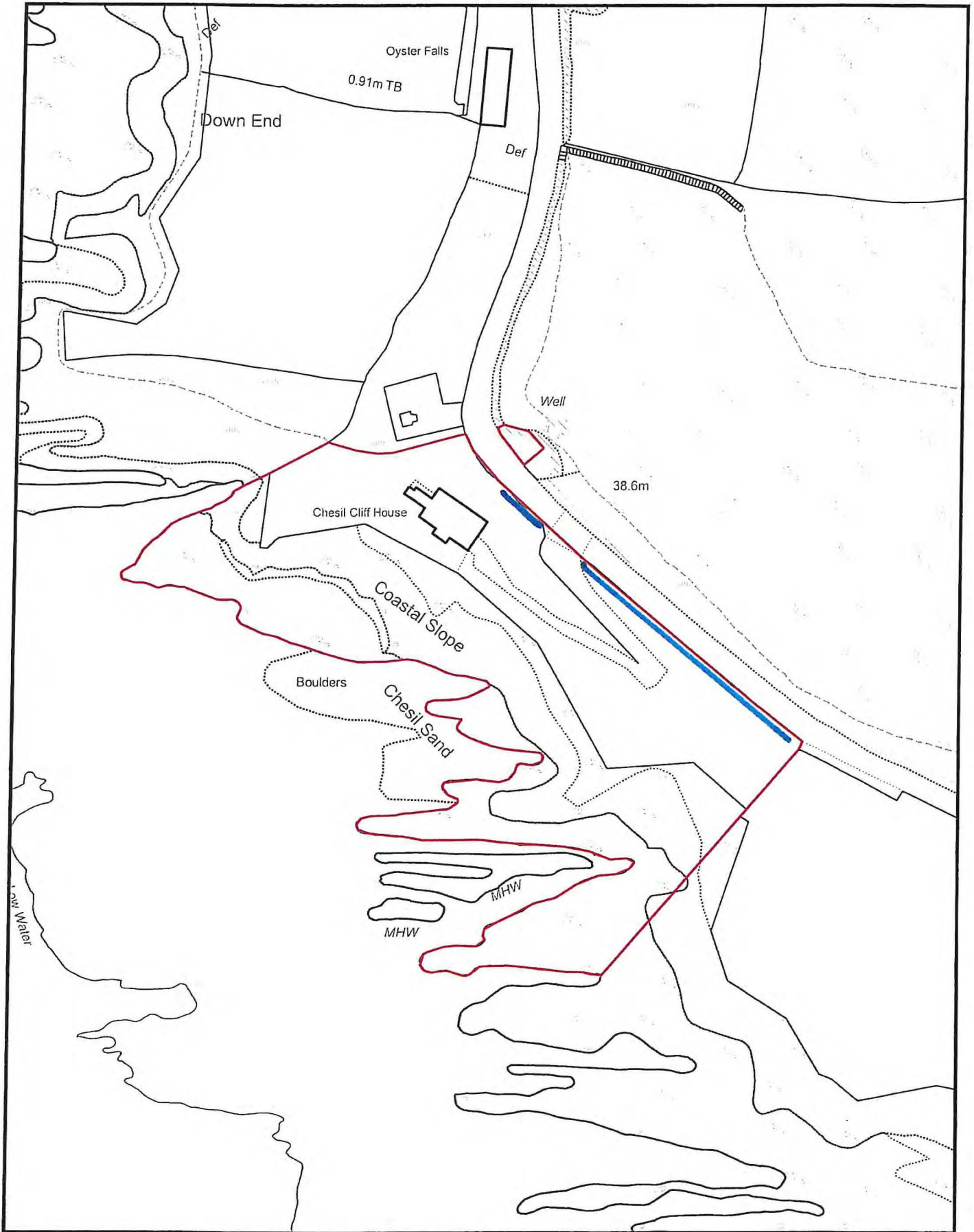
GUIDANCE NOTES FOR YOUR INFORMATION

THE 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 attached Planning Inspectorate Guidance Sheet provides details of where you can obtain further information on the appeal process. Read it carefully. Please note that the fee payable for a Ground A appeal is £412.00 (2 x £206).

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.



Lynton House, Commercial Road,
Barnstaple, EX31 1EA

9869 Chesil Cliff House, Croyde, EX33 1JH

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THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.