



IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

**Unauthorised development and
Unauthorised material change of use**

**Land at Broad Park Farm Bugford East Down
Barnstaple Devon EX31 4NA
HM Land Registry title number DN583780**

**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: 11257

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**

Land at Broad Park Farm Bugford East Down Barnstaple Devon EX31 4NA 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 dwelling (tent and yurt) and toilet structures.

Within the last 10 years unauthorised change of use consisting of the use of the land for residential purposes and the storage of caravans and other non-agricultural vehicles & items.

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 site lies in the countryside well outside a settlement boundary where Policy STO7 (4) - Spatial Development Strategy for Northern Devon's Rural Area of the adopted North Devon & Torridge Local Plan (NDTLP) is relevant. This states 'In the Countryside, beyond Local Centres, Villages and Rural Settlements, development will be limited to that which is enabled to meet local economic and social needs, rural building reuse and development which is necessarily restricted to a Countryside location.' None of the three criteria is applicable to this site.

The development constitutes new speculative residential accommodation unrelated to any agricultural or forestry use and lacking any functional justification to be sited here as would be required under the provisions of NDTLP Policy DM28 - Rural Worker Accommodation.

Paragraph 79 of the National Planning Policy Framework states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the circumstances listed at criteria (a) to (e) inclusive apply. Again, none of these exceptional circumstances are applicable.

5. WHEN YOU ARE REQUIRED TO ACT

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


6. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land edged in red on the attached location plan for residential purposes
2. Remove the tent and yurt from the land
3. Remove the timber toilet structures from the land
4. Remove the sink structure and shower tray from the land
5. Remove the caravans from the land
6. Cease the use of the land and the building edged in blue on the attached location plan for the storage of non-agricultural items and domestic paraphernalia
7. Remove all non-agricultural vehicles and items from the land
8. Remove all non-agricultural items stored in the building edged in blue of the attached location plan from the land
9. Remove any debris and/or rubbish resulting from compliance with steps 1-8 from the land.

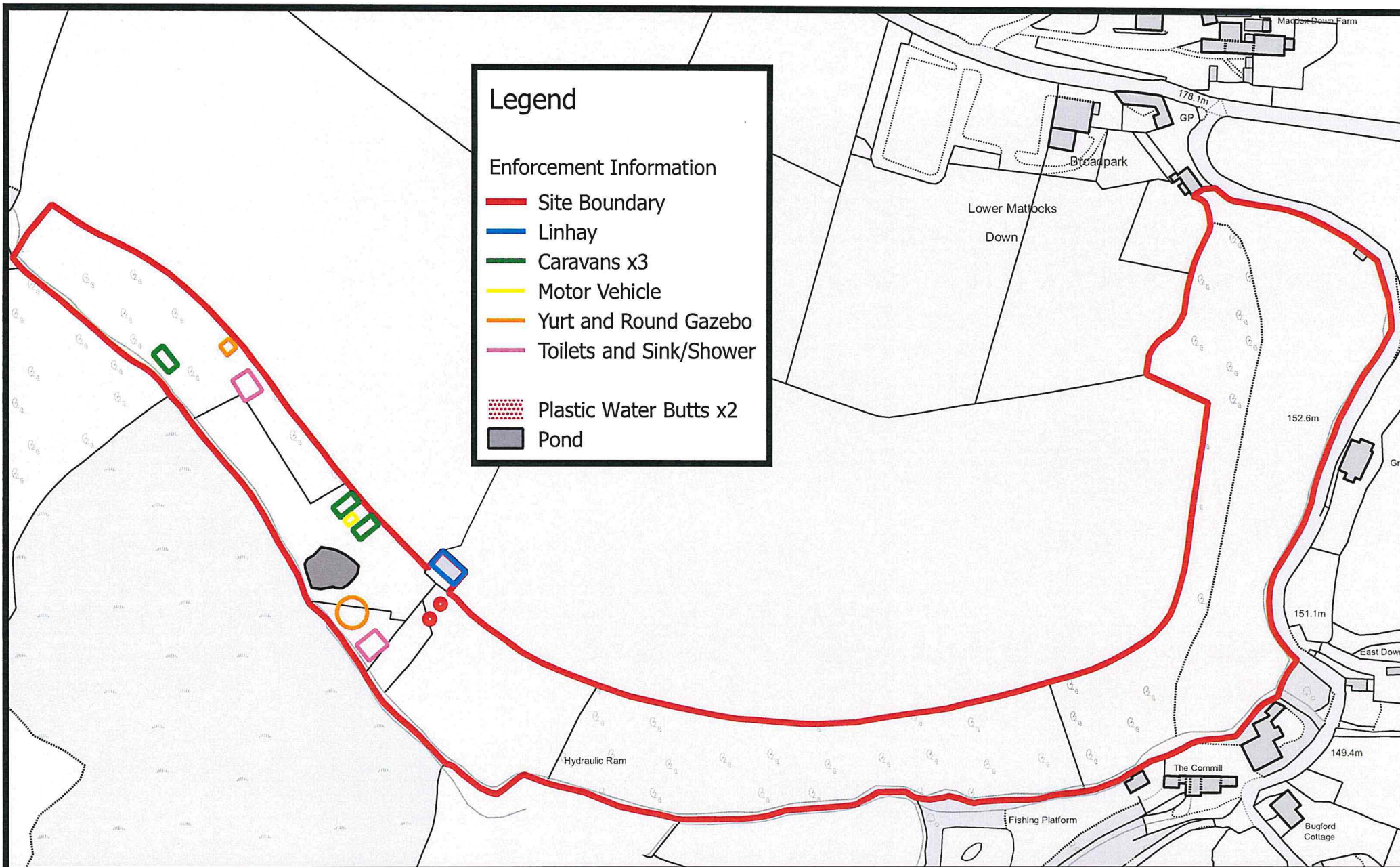
7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 20 September 2020 unless an appeal is made against it beforehand.

Dated: 20 August 2020

Signed: 
Head of Place

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



Lynton House, Commercial Road,
Barnstaple, EX31 1EA

11257 - Land at Broad Park Farm, East Down, Barnstaple EX31 4NA

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Enforcement

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