

# **ENFORCEMENT NOTICE**

## **TOWN AND COUNTRY PLANNING ACT 1990**

*(as amended by the Planning and Compensation Act 1991)*

### **ISSUED BY DARTMOOR NATIONAL PARK AUTHORITY**

**1. THIS NOTICE** is issued by the Authority because it appears to it that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. The Authority considers that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

#### **2. THE LAND TO WHICH THE NOTICE RELATES**

Land at Gidley's Meadow Industrial Estate, Christow, Exeter, in the County of Devon ("the Land"), as shown edged red on the attached plan.

#### **3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, a material change of use of the Land to a mixed use for storage & distribution together with a retail use ("the Development").

#### **4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Authority that the above breach of planning control has occurred within the last ten years. The introduction of a retail use on light industrial premises puts pressure on parking and servicing facilities, neither of which are adequate to support retail use. Furthermore, the Development is located outside the nearest village settlement of Christow, contrary to the core principles of sustainable development. There is no footway or footpath linking the Land with Christow and limited, infrequent public transport links in the locality.

The Development is contrary to the provisions of the development plan and government advice, in particular:

- Policy CO2 of the Devon Structure Plan 2001 to 2016;
- Policies COR1, COR2, COR12, COR13, COR14 and COR21 of the Dartmoor National Park Authority Core Strategy DPD;
- English National Parks Circular 2010; and
- Planning Policy Statements Nos. 1, 4, 7 and 13.

The Authority does not consider that planning permission should be granted for the Development, because conditions could not overcome these fundamental objections to the use of the Land for retail purposes.

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**5. WHAT YOU ARE REQUIRED TO DO**

Stop using the Land for retail purposes.

**6. TIME FOR COMPLIANCE**

You must comply within 28 days of this Notice taking effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 1 November 2010, unless an appeal is made against it before that date.

Dated this <sup>22<sup>nd</sup></sup> day of September 2010



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**HEAD OF LEGAL & DEMOCRATIC SERVICES**

Dartmoor National Park Authority  
Parke, Bovey Tracey,  
Newton Abbot, Devon. TQ13 9JQ

# Dartmoor National Park Authority

ENF/0013/10



Unit 7, Gidley's Meadow Industrial Estate, Christow

Scale 1:1250

Compiled by C Fairhall on 22 September 2010

