

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY****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 (b) 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 Little Tor Farm, Bridford, in the County of Devon ("the Land"), as shown edged red on the attached plan ("the Plan").

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

The relevant planning permission to which this Notice relates, a copy of which is attached, reference 36/3576/88 ("the Permission"), was granted by the Devon County Council acting as the Dartmoor National Park Authority on 6<sup>th</sup> January 1989 for the erection of an agricultural worker's dwelling on the Land

It appears to the Authority that the following condition ("the Condition") has not been complied with:

*"The dwelling hereby permitted shall be occupied only by persons employed or last employed full-time locally in agricultural or forestry work as defined by Section 290 of the Town and Country Planning Act 1971 and the dependants of such persons as aforesaid."*

It appears to the Authority that the dwelling is being occupied by a person who is not solely or mainly working in the locality in agricultural or forestry work and that the occupation of the dwelling does not comply with the Condition.

**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 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, COR3 and COR15 of the Dartmoor National Park Authority LDF Core Strategy Development Plan Document;
- Saved Policy HS5 of the Dartmoor National Park Local Plan First Review
- The English National Parks Circular 2010 (Defra);
- Planning Policy Statements Nos. 1 & 7.

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There are no special circumstances justifying the occupation of this agricultural worker's dwelling in the open countryside of the National Park in breach of the Condition.

It is considered that failure to comply with the Condition will lead to the creation of an unjustified open-market dwelling in the countryside of the National Park, in an unsustainable location where the policies of the development plan and government advice impose strong constraints on new dwellings.

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

As the person responsible for the breach of condition specified in paragraph 3 of this Notice, you are now required to comply with the stated condition. For the avoidance of doubt, compliance with the Condition means:

- You must stop occupying the dwelling on the Land unless you are solely or mainly working (or last having worked) in the locality in agriculture or forestry, as defined in Section 336(1) of the Town & Country Planning Act 1990 (as amended).
- You must require any person occupying the dwelling on the Land who is not solely or mainly working (or last having worked) in the locality in agriculture or forestry, as defined, (except your spouse or partner, children or dependents) to forthwith comply with these criteria or permanently cease their occupation of the dwelling
- You must not permit the dwelling on the Land to be occupied by any person (except your spouse or partner, children or dependents) who is not solely or mainly working (or last having worked) in the locality in agriculture or forestry, as defined.

**6. TIME FOR COMPLIANCE**

You must comply within 12 months of this Notice taking effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 1<sup>st</sup> June 2011, unless an appeal is made against it before that date.

Dated this 15<sup>th</sup> day of April 2011



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**DIRECTOR OF PLANNING**

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

# Dartmoor National Park Authority

## Little Tor Farm, Bridford



Scale 1:1250

Compiled by CNF/0038/11 on 11 April 2011

