

ENFORCEMENT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

Issued by Dartmoor National Park Authority

- To:**
- (1) Graham Anthony Edward Williams** of Little Down, Sigford, Newton Abbot, Devon TQ12 6JS
 - (2) William John Mudge & Kathleen Rose Mudge** of Little Down, Sigford, Newton Abbot, Devon TQ12 6JS
 - (3) National Westminster Bank Public Limited Company** of 135 Bishopsgate, London, EC2M 3UR

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 Little Down, Sigford, Newton Abbot 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

Without planning permission, the material change in use of the Land from agriculture to a mixed use for agriculture and residential purposes, including:

- (a) the siting of a portacabin used for residential purposes, sited in the approximate position shown edged in blue on the Plan; and
- (b) the use of part of an agricultural building for residential purposes, shown edged in green on the Plan

together referred to as 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 Development is contrary to policies COR1, COR2, COR15, DMD3, DMD5, DMD7 and DMD23 in the Local Plan and government advice contained in the National Planning Policy Framework, in particular at para 115, and Circular 2010 the English National Parks & the Broads.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

The unauthorised residential use of the Land is contrary to policies in the Local Plan which aim to conserve the character and appearance of the National Park and prevent unjustified residential development in the open countryside.

5. What You are Required to do

- 5.1 Permanently cease using the Land for residential purposes; and
- 5.2 Permanently remove from the Land the portacabin shown edged blue on the Plan; and
- 5.3 Permanently cease any non-agricultural use of the building shown edged in green on the Plan; and
- 5.4 Permanently remove all non-agricultural chattels and paraphernalia from the Land.

6. Time for Compliance

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

7. When this Notice takes effect

This Notice takes effect on 23rd May 2016, unless an appeal is made against it before that date.

Dated this 11th day of April 2016



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HEAD OF PLANNING

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

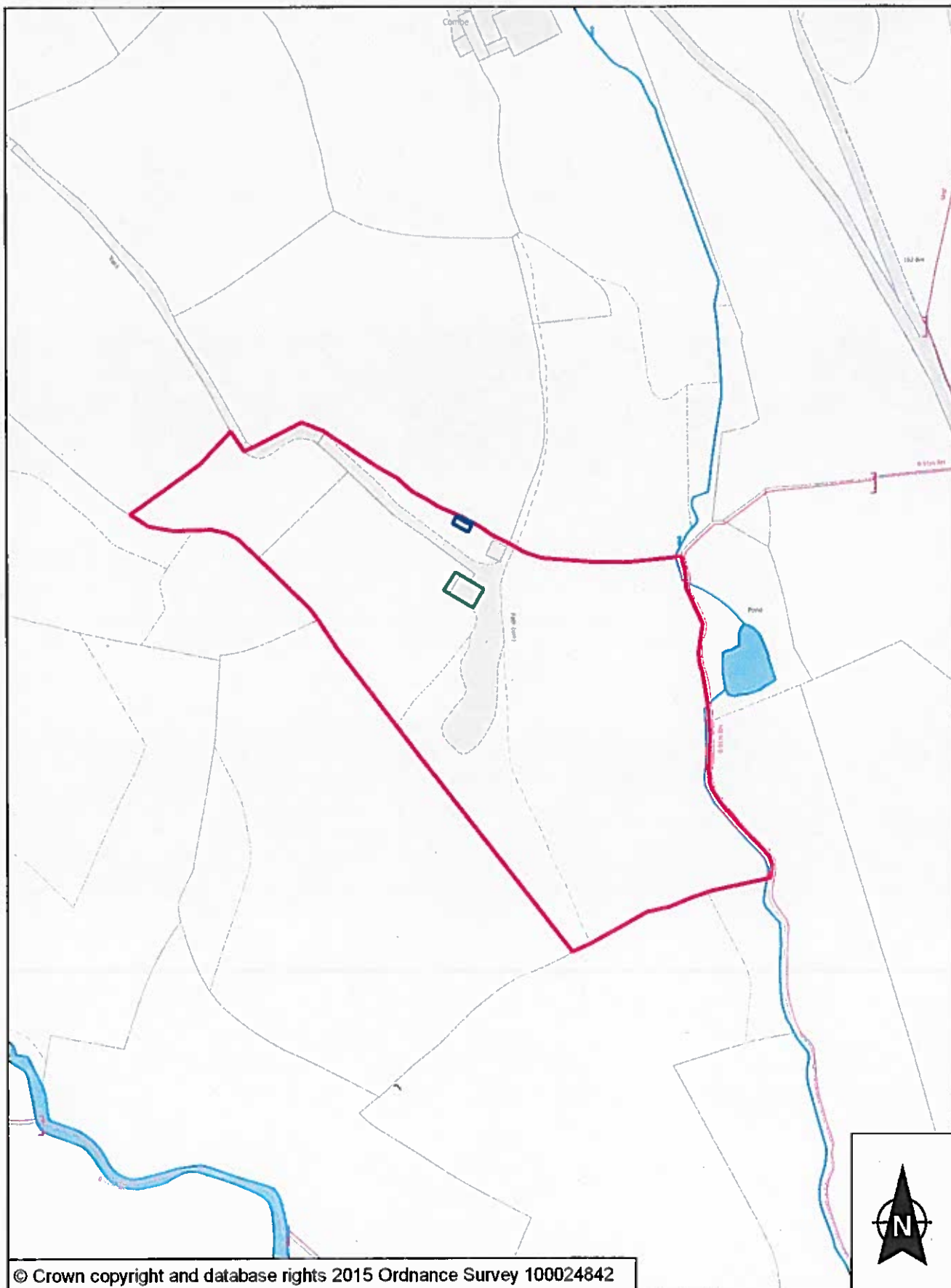
Dartmoor National Park Authority

Little Down, Sigford



Scale 1:2,500

Compiled by cfairhall on 21/10/2015



YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice, by giving written notice of the appeal to the Secretary of State. Notice of appeal must be **received** by the Secretary of State **before** the date specified in paragraph 7 of the Enforcement Notice, or posted in a properly addressed, pre-paid letter at such time that, in the ordinary course of post, it would be delivered before that date.

THE GROUNDS OF APPEAL

You can appeal on any or all of the following grounds:

- (a) that planning permission ought to be granted and/or any condition or limitation discharged
- (b) that the matters alleged have not occurred
- (c) that the matters alleged do not constitute a breach of planning control
- (d) that the matters alleged are immune from enforcement
- (e) that copies of the enforcement Notice were not served as required
- (f) that the steps required by the Enforcement Notice to be taken, or the activities required to cease, exceed what is necessary to remedy any breach of planning control or remedy any injury to amenity caused by any such breach
- (g) that the compliance period falls short of what should reasonably be allowed

Not all of these grounds may be relevant to you. If you decide to appeal, you should state in writing the ground(s) on which you are appealing and include a brief statement of the facts on which you intend to rely in support of each of those grounds.

FEES IN RESPECT OF APPEALS

If your appeal includes ground (a) – that planning permission ought to be granted and/or any condition or limitation discharged – you have to pay a fee of **£770** to the Dartmoor National Park Authority. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice 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 specified in paragraph 6 of the Notice.

WARNING

IF YOU FAIL TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT, THE AUTHORITY MAY PROSECUTE AND/OR TAKE REMEDIAL ACTION WITHOUT FURTHER NOTICE.