

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**ENFORCEMENT NOTICE (A)****TOWN AND COUNTRY PLANNING ACT 1990***(as amended by the Planning and Compensation Act 1991)***Issued by Dartmoor National Park Authority**

- To:** (1) **Mark James Snow of Higher Steward Barn, Moretonhampstead, Newton Abbot, Devon TQ13 8QT**
- (2) **National Westminster Bank PLC 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 Steward Farm, Moretonhampstead, in the County of Devon ("the Land"), as shown edged red on the attached plan marked Plan A.

3. The Matters which Appear to Constitute the Breach of Planning Control

Planning permission was granted on 22 October 2012 (Reference: 0355/12) for the siting of an agricultural worker's dwelling on the Land for a temporary period of three years, subject to conditions. Pursuant to the planning permission, a mobile home is sited on the Land for residential purposes in the approximate position shown edged in green on the attached plan marked Plan B.

It appears to the Authority that the following condition has not been complied with:

"The temporary agricultural workers dwelling hereby permitted shall be permanently removed on or before 22 October 2015 and the land reinstated to its former 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 policies COR1, COR2, COR15, COR18, DMD1a, DMD1b, DMD3, and DMD23 in the development plan and government advice contained in the National Planning Policy Framework, in particular at para 115, and the National Parks Circular 2010.

Over 11 months have passed since the date for compliance with the condition. No further planning permission has been granted, yet a mobile home remains sited on the Land for residential purposes and the Land has not been re-instated as required.

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The planning permission contains the relevant condition because it was granted as an exception to policy and on a temporary basis only, having regard to the needs of the agricultural unit. The condition was imposed to prevent an unjustified residential use of land in the open countryside of the National Park. There are no special circumstances justifying the continued siting of a mobile home on the Land for residential purposes, and it is considered that the unauthorised retention of the mobile home on the Land for residential purposes adversely affects the character and appearance of this part of the National Park.

5. What You are Required to do

- (a) Stop the use of the Land for the siting of a mobile home for residential purposes; and
- (b) Permanently remove the mobile home from the Land; and
- (c) Restore the land to its former condition

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 7 December 2016, unless an appeal is made against it before that date.

Dated this 26 day of October 2016



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HEAD OF PLANNING

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

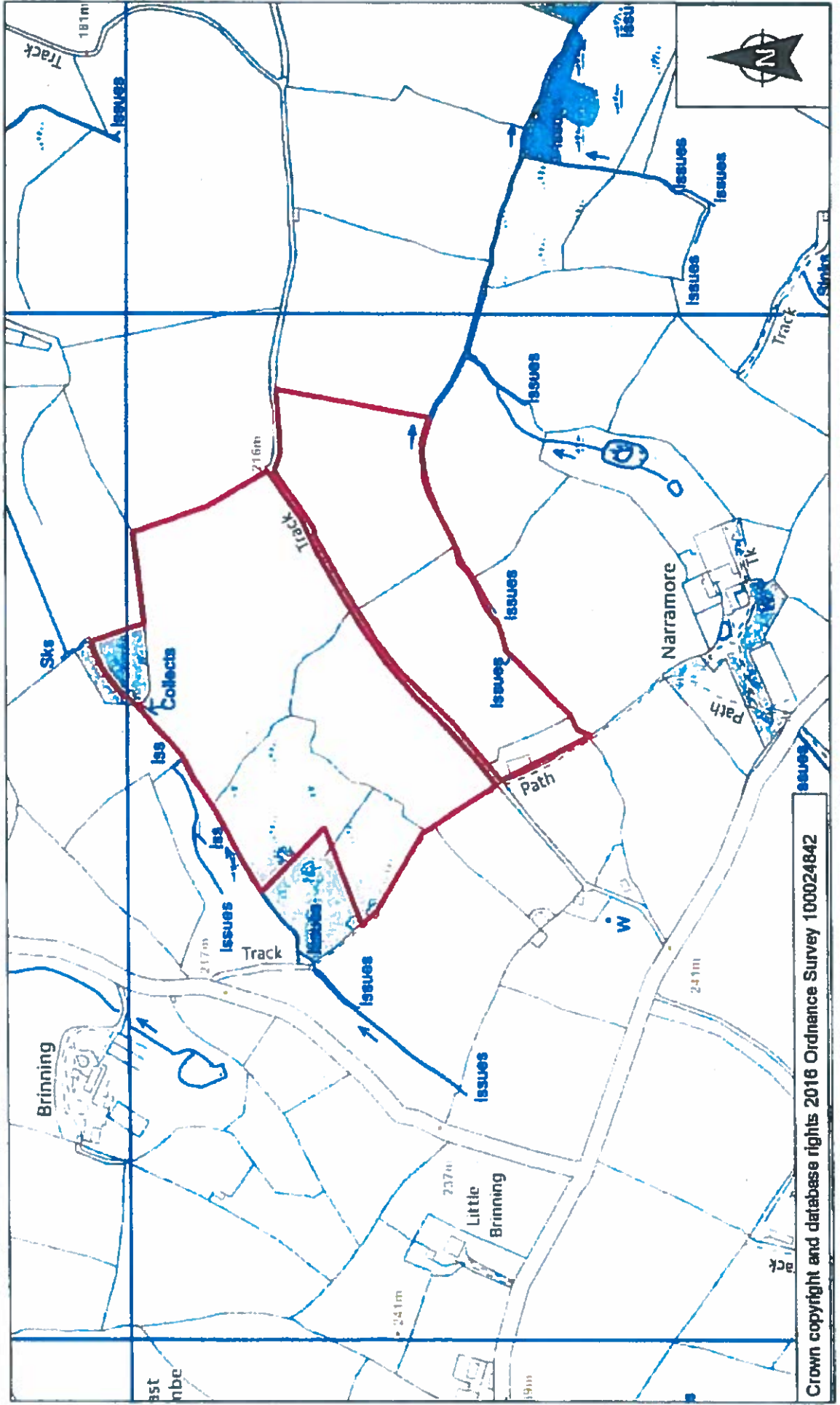
Dartmoor National Park Authority

Steward Farm, Moretonhampstead

Scale 1:5,000

PLAN A

Compiled by hunion on 21/10/2016



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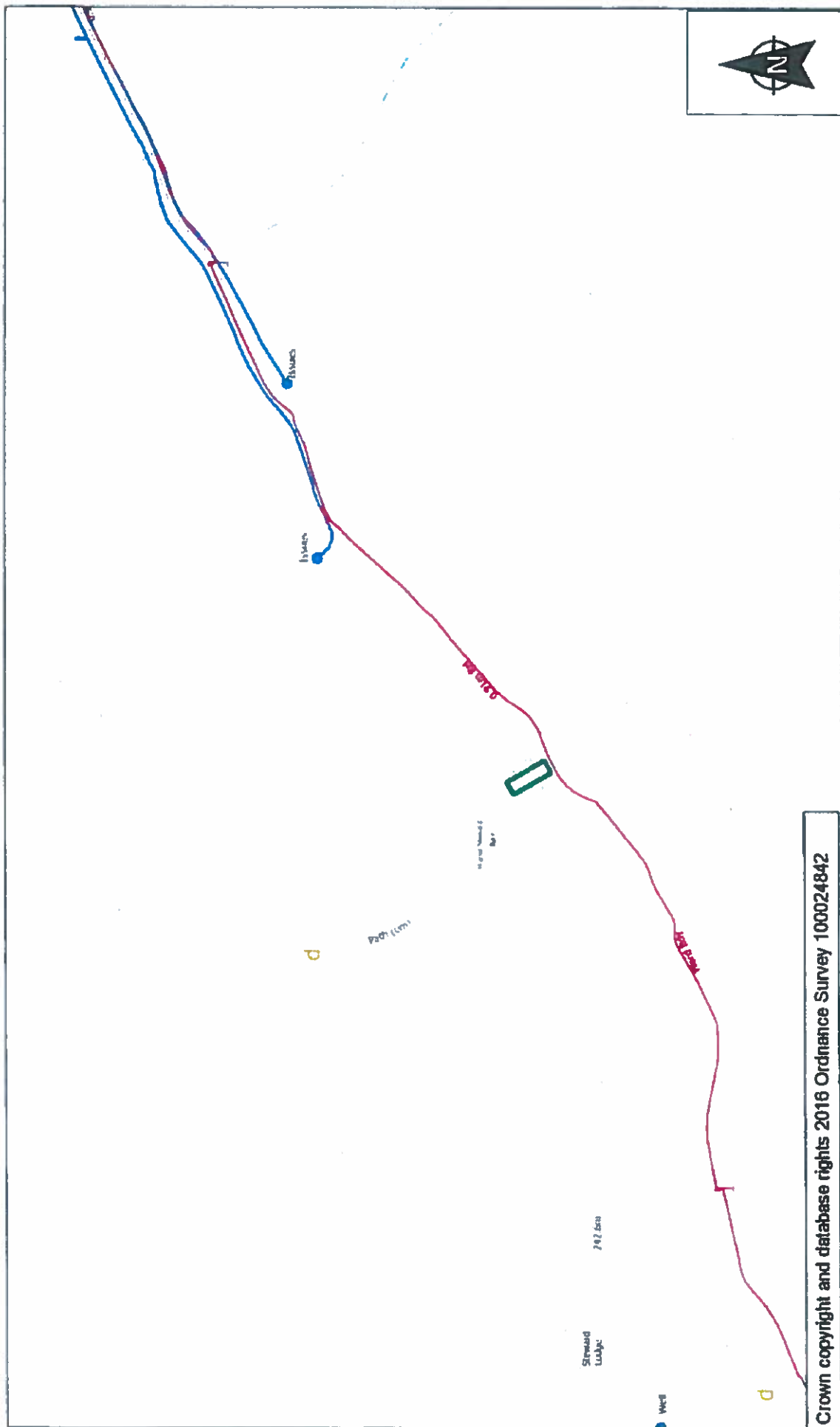


PLAN B

Steward Farm, Moretonhampstead

Scale 1:1,500

Compiled by hunion on 21/10/2016



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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.