

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 THIS NOTICE RELATES**
Land at Forder Farm, Forder Lane, Bovey Tracey, Newton Abbot TQ13 9TX in the County of Devon, as shown edged red on the attached plan.
3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The relevant planning permission to which this Notice relates is the permission - a copy of which is attached, reference 0135/99 - for the erection of a new three bedroomed dwelling house for farm worker/manager in field NG1097 at Forder Farm, Forder Lane, Bovey Tracey, granted subject to conditions on 24 May 1999 by Dartmoor National Park Authority.

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

"5. The dwelling hereby permitted and the existing farmhouse at Hatherleigh shall be occupied only by persons solely or mainly working, or last working in the locality in agricultural or forestry work, as defined by Section 336 of the Town and Country Planning Act 1990 and the dependants of such persons as aforesaid"

in that the dwelling is not occupied by a person solely or mainly working (or last working) in agricultural or forestry work.

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 Dartmoor National Park Local Plan policies GP1, HS4 and HS5 and Devon Structure Plan 2001-2016 Policy C02 and the advice contained in Circular 12/96 and in Planning Policy Statements No.1 & No.7.

Planning permission for the erection of a farm workers dwelling was only granted to meet the needs of the farming enterprise. Conditions were imposed to ensure that the dwelling is occupied by persons working locally in agriculture or forestry, as the

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site is located in the open country of the National Park where there are strong policy grounds for resisting new residential development

It is considered that the unauthorised use of the Land as an open market dwelling is contrary to the housing policies in the development plan and results in an unjustified unit of residential accommodation within the countryside of the National Park.

5. WHAT YOU ARE REQUIRED TO DO

You are now required to comply with the condition mentioned above. You must ensure that the dwelling is occupied only by persons solely or mainly working, or last working in the locality in agricultural or forestry work, as defined by Section 336 of the Town and Country Planning Act 1990 and the dependants of such persons as aforesaid

6 PERIOD FOR COMPLIANCE

You must comply with the requirements of paragraph five of this Notice within 90 days of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 20 June 2008, unless an appeal is made against it before that date.

Dated this 8th day of May 2008.



**DIRECTOR OF PLANNING &
SUSTAINABLE DEVELOPMENT**

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

Dartmoor National Park Authority

Forder Farm

Scale 1:1867



Compiled by Nick Savin on 26 March 2008

