

ENFORCEMENT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

ISSUED BY DARTMOOR NATIONAL PARK AUTHORITY ("the 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 Cuma Court, 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, building operations or other operational development on the Land and in particular the erection on the Land of a dwelling ("the Dwelling") constructed from a rendered straw bale structure on top of stone-filled gabion baskets, with a pitched corrugated sheet roof and timber external doors and windows.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Authority that the above breach of planning control has occurred within the last four 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 COR 1, COR 2, COR 3, COR 4, COR 5 and COR 15 of the Dartmoor National Park Authority LDF Core Strategy DPD;
- Circular 12/96 (National Parks); and
- Planning Policy Statements Nos. 1 and 7.

There are not considered to be any special circumstances justifying this development on the Land and it is considered that the unauthorised development adversely affects the character, appearance and amenity of this part of the National Park. Furthermore, the residential use of the Land constitutes unsustainable and sporadic development forming an unjustified residential use of land in the open countryside of the National Park, contrary to the housing policies of the Development Plan.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

5. WHAT YOU ARE REQUIRED TO DO

- (a) Demolish the Dwelling; **and**
- (b) Permanently remove from the Land all materials, waste and debris arising from the demolition of the Dwelling; **and**
- (c) Restore the Land to its former condition.

6. TIME FOR COMPLIANCE

You must comply within three (3) calendar months of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 2nd October 2009, unless an appeal is made against it before that date.

Dated this 24th day of August 2009



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**DIRECTOR OF PLANNING &
SUSTAINABLE DEVELOPMENT**

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

Dartmoor National Park Authority

ENF/0035/08 - Cuma Court, Coombe Hall, Drewsteign



Scale 1:1250

Compiled by J Aven on 31 October 2008

