

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE



The Town and Country Planning Act 1990 (as amended)

ISSUED BY THE CITY AND COUNTY OF SWANSEA ("The Council")

COUNCIL REFERENCE ENF16/0030

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under Section 171A(1)(a) of the Town and Country Planning Act 1990 at the land described below. They consider that it is expedient to issue this Notice having regard to the provisions of the development plan and all other material planning considerations. The **annex** at the end of the notice contains important additional information.

2. **THE LAND TO WHICH THIS NOTICE RELATES**

Land At Tircoch Isaf Farm Llanmorlais Swansea SA4 3UQ in the City and County of Swansea ("the Land"), shown edged red on the plan appended hereto ("the Plan").

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

Without planning permission, the siting of a caravan for residential purposes with the construction of an associated hardstanding, block skirting, access track and fencing and the use of associated land for residential purposes.

4. **REASONS FOR ISSUING THIS NOTICE**

The owner has failed to submit a certificate of lawfulness in a reasonable amount of time and so the Local Authority now need to process this case more formally.

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The unauthorised siting and use of a caravan for residential purposes and the provision of the associated hardstanding, access track, block skirting and fencing is contrary to Policies EV1, EV2, EV22 and EV26 of the City and County of Swansea Unitary Development Plan 2008 as it is unjustified development which has an unacceptable visual impact on the openness of this countryside location and the Gower AONB.

It is expedient and in the public interest to take enforcement action when there has been unacceptable unauthorised development within the open countryside and within the AONB.

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

- (i) Cease the unauthorised residential use of the land
- (ii) Remove the unauthorised caravan from the site
- (iii) Remove the fencing

- (iv) Remove the hardstanding
- (v) Remove the access track
- (vi) Remove blockwork skirting
- (vii) Remove all rubble and associated material or rubbish which has occurred as a result of the actions of point (ii) to (vi) above, from the land.
- (viii) Sow with an amenity grass seed to BS 4428. The mix should contain 70% perennial ryegrass

6. TIME FOR COMPLIANCE

Points (i) to (vii) - 6 months beginning with the day on which this notice takes effect.

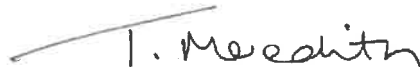
Point (viii) – The first planting and seeding season following compliance with points (i) to (vii) above

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 31/08/2018, unless an appeal is made against it before that date.

Dated: 01/08/2018

Signed:



Designation: **Head of Legal, Democratic Services and Business Intelligence**
The Council's Authorised Officer

Address to which all communication should be sent:

Phil Holmes
Head of Planning and City Regeneration
City and County of Swansea
Civic Centre
Oystermouth Road
Swansea
SA1 3SN

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales before the date specified in paragraph 7 of the Notice. The below information provides advice on how to appeal. Please read the information carefully along with the relevant appeal form.

HOW TO APPEAL

The Planning Inspectorate has produced a booklet on "Making your Enforcement Appeal". You can access a PDF version of the booklet from the Planning Inspectorate website to print <http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>.

Appeals can be made online from the Appeals Casework Portal at <https://acp.planninginspectorate.gov.uk/> and copies of the relevant appeal form can be obtained from the Planning Inspectorate.

Address : The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ
Telephone : 0303 444 5962
E-mail : wales@pins.gsi.gov.uk

or downloaded from the following website:

<http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>

If you decide to appeal you should send a copy of the appeal form together with a copy of the Enforcement Notice to both the Planning Inspectorate and the Council.

ENFORCEMENT NOTICE APPEAL FEES

Should you choose to appeal this Notice on the grounds that planning permission should be granted for what is alleged in the Notice (Ground a) you are required to pay a fee to the Local Planning Authority. The fee payable in this instance is **£760**. Payments can be made to the City & County of Swansea Council, Planning Control, Civic Centre, Oystermouth Road, Swansea SA1 3SN quoting the reference number as specified on the Enforcement Notice.

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(s) specified in paragraph 6 of the Notice. Failure to comply with the Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

PLEASE NOTE

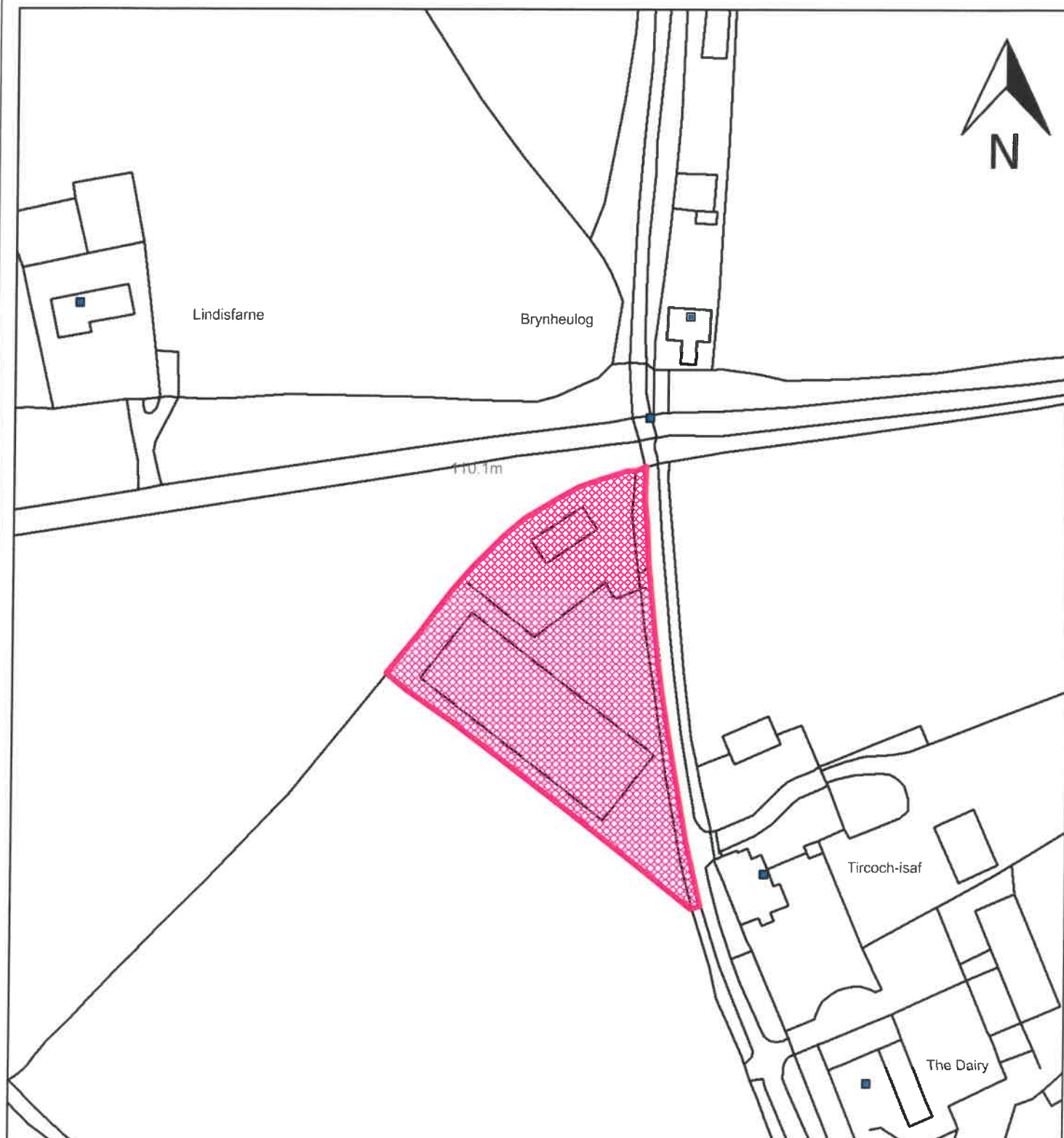
If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional advisor specialising in planning matters.

PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

In accordance with Section 172(2) of the Town and Country Planning Act 1990 (as amended) this Notice has been served on:

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- 1. Alan Matthew Rees of Tircoch Farm, Llanmorlais Swansea SA4 3UQ**
 - 2. Gwyneth Edna Rees of Tircoch Farm, Llanmorlais, Swansea SA4 3UQ**
 - 3. Matthew Rees Caravan at Tircoch Isaf Farm, Swansea SA4 3UQ**
 - 4. Victoria Rees, Caravan at Tircoch Isaf Farm, Swansea SA4 3UQ**
 - 5. LSC Finance LTD 1-7 Fallbarn Road, Rossendale BB4 7NT**
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The Plan



Organisation	City & County of Swansea
Department	Department
Comments	
Date	01/08/2018
PSMA Number	100023509
Scale:	1:1,250

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