

## CITY AND COUNTY OF SWANSEA

**ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT***IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY***TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)****ENFORCEMENT NOTICE****ISSUED BY: THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA ("the Council")****To: Mr & Mrs Clegg  
29 Oak Tree Close  
West Cross  
Swansea  
SA3 5RW**

- 1 **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control within paragraph (a) of section 171A(1) of the Town and Country Planning Act 1990 (as amended), 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 to other material planning considerations.
  
- 2 **THE LAND TO WHICH THE NOTICE RELATES**  
  
Former Asda filling station, Trallwn Road, Llansamlet, Swansea shown edged in red on the enclosed plan ("the Land").
  
- 3 **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**  
  
Unauthorised operational development in the form of the siting of two 'portacabin' structures the approximate position of which are marked with black crosses on the enclosed plan.
  
- 4 **REASONS FOR ISSUING THIS NOTICE**
  1. It appears to the Council that the breach of planning control referred to in section 3 above has occurred within the last 4 years.
  2. It is considered that the portacabins are incongruous and discordant features that harm the character and appearance of the surrounding area in conflict with UDP policies EV1 and EV2.
  3. Appeal reference APP/B6855/A/14/2225218 in relation to the refusal of retrospective planning application reference 2013/1540 for two portacabins for use as office stores

and snack bar with perimeter fencing, and change of use of part of the land for car sales was part allowed and part dismissed. The element that was dismissed is in relation to the retention of the portacabins for the reason specified in 2. above.

**5 WHAT YOU ARE REQUIRED TO DO**

- (i) Remove the portacabins from the land.

**6 TIME FOR COMPLIANCE**

The period for compliance with the above step set out in section 5 is:

2 months from the date on which this Notice takes effect.

**7 WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 26<sup>th</sup> August 2015 unless an appeal is made against it beforehand.

Date **Wednesday 29<sup>th</sup> July 2015** Signed



*Designation : Head of Legal, Democratic  
Services & Procurement  
(The Council's authorised officer)*

Address to which all communication should be sent:

**PHIL HOLMES  
HEAD OF ECONOMIC REGENERATION & PLANNING  
CIVIC CENTRE, OYSTERMOUTH ROAD, SWANSEA, SA1 3SN**

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## **ANNEX**

### **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice, but any appeal must be received, or posted in time to be received, by The Planning Inspectorate – Wales at Crown Buildings, Cathays Park, Cardiff, CF10 3NQ before 26<sup>th</sup> August 2015. Or visit [www.planninginspectorate.gov.wales](http://www.planninginspectorate.gov.wales)

### **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 26<sup>th</sup> August 2015 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 section 6 of the notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council, the cost of which shall be recovered from you.

### **PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED**

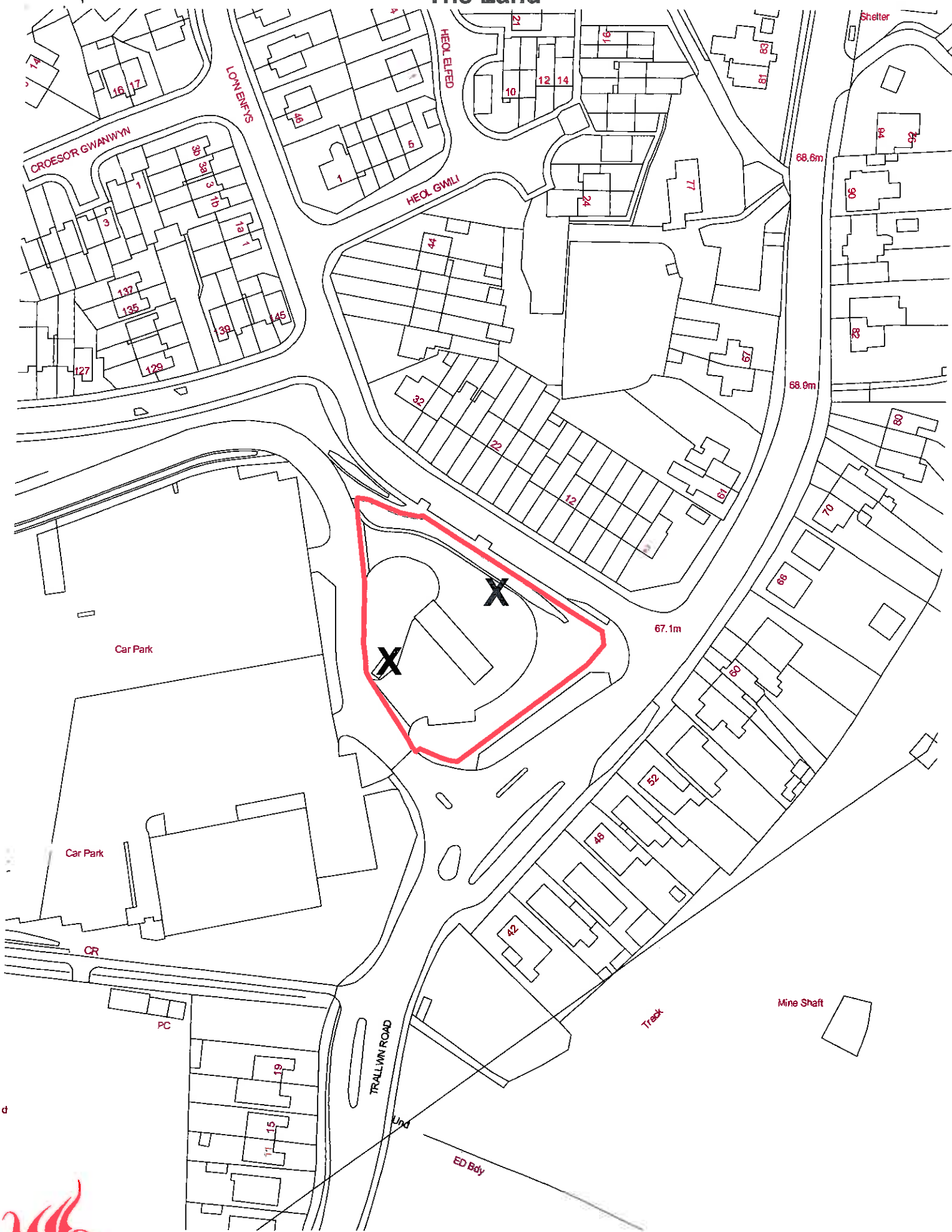
In accordance with section 172(2) of the Town and Country Planning Act 1990 (as amended), this Enforcement Notice has been served on:

**Mr & Mrs Clegg  
29 Oak Tree Close  
West Cross  
Swansea  
SA3 5RW**

#### **Additional address:**

**Mr & Mrs Clegg  
New House  
Old Road  
Baglan  
Port Talbot  
SA12 8TS**

# The Land



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Scale 1:1250

Phil Holmes  
Head of Economic Regeneration  
and Planning