

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**



TEMPORARY STOP NOTICE

The Town and Country Planning Act 1990 (as amended)

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

COUNCIL REFERENCE ENF2019/0438

To: Andrew John Botto

Address: 40 Pentrechwyth Road
Bonymaen
Swansea
SA1 7AA

1. The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is engineering works and the erection of a shelter/outbuilding and the erection of fencing..
2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

- (i) The engineering works are taking place on land affected by instability and subsidence and are considered a breach of planning control and contrary to Policy RP7 of the City and County of Swansea Local Development Plan 2010-25.
- (ii) The erection of a shelter/outbuilding along with the fencing along the frontage is considered a breach of planning control and out of keeping with the street scene to the detriment of the visual amenity of the area. The development is therefore contrary to Policy PS2 of the City and County of Swansea Local Development Plan 2010-25.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land at Pentremalwed Road, Morriston, Swansea (outlined in red on plan attached)

5. ACTIVITY TO WHICH THIS NOTICE RELATES

Engineering operations and the erection of a shelter/outbuilding and fencing along the frontage.

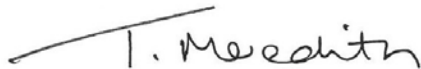
6. WHAT YOU ARE REQUIRED TO DO

Cease all construction and engineering works on the land

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7th May 2020 when all the activity specified in this notice must cease. This notice will cease to have effect on 4th June 2020

Dated: 7th May 2020



Signed:

**Designation: Chief Legal Officer
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

WARNING

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.
THERE IS NO RIGHT OF APPEAL TO THE WELSH MINISTERS AGAINST THIS
NOTICE.**

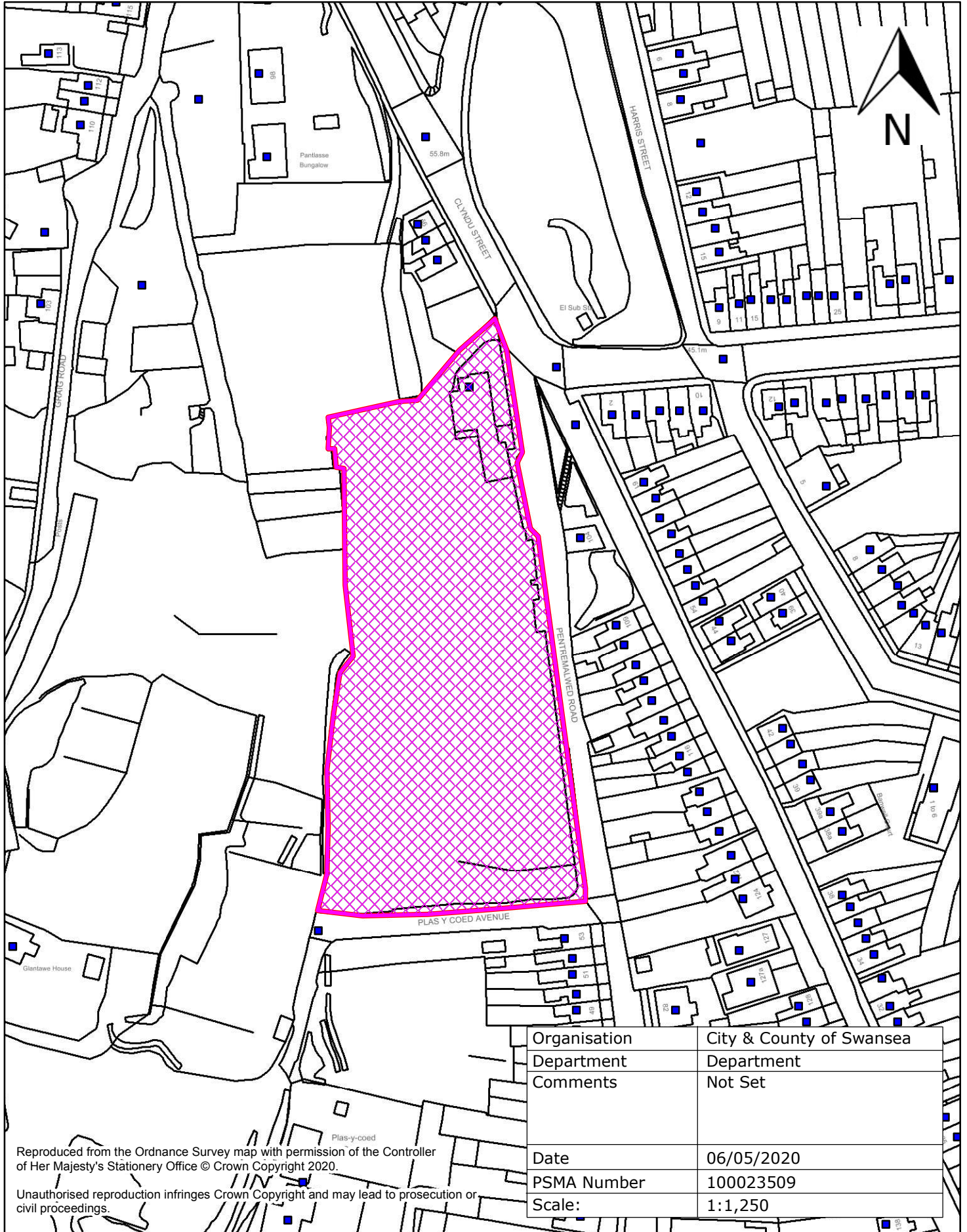
It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (section 171E(4) and 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of prosecution in the Magistrates' Court, for which the maximum penalty is £20,000 on summary conviction for a first offence and for any subsequent offence.

The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with Rhodri Williams, to deal with any enquiries on 07970680515 or via email to enforcement@swansea.gov.uk.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters.

If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

The Land



Organisation	City & County of Swansea
Department	Department
Comments	Not Set
Date	06/05/2020
PSMA Number	100023509
Scale:	1:1,250

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