

**IMPORTANT - THIS COMMUNICATION  
AFFECTS YOUR PROPERTY**

## **ENFORCEMENT NOTICE**

### **OPERATIONAL DEVELOPMENT**



**The Town and Country Planning Act 1990 (as amended)**

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

**COUNCIL REFERENCE ENF16/0033**

- 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 Longacre House And Land At Longacre House Moor Lane Llangennith Swansea SA3 1HU 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 removal of a section of embankment to create a new access, the approximate position of which is marked with an 'X' on "the plan" and the installation of a gate, siting of a storage container, the approximate position of which is marked with a 'Y' on "the plan", and the deposition of gravel/hardcore

#### **4. REASONS FOR ISSUING THIS NOTICE**

(i) It appears to the Council that the above breach of planning control has occurred within the last four years.

(ii) The removed section of embankment, access, storage container and deposited gravel/ hardcore have an adverse impact on the visual amenity of the area and are an unjustified and urbanising form of development that detract from the character and appearance of the open countryside and Gower Area of Outstanding Natural Beauty contrary to Policies EV1 and EV 26 of the City and County of Swansea Unitary Development Plan 2008.

(iii) The removed section of embankment, created access, storage container and gravel/ hardcore provide an unacceptable precedent for further similar proposals for urbanising development in the Gower Area of Outstanding Natural Beauty, the cumulative effect of which would be the further erosion of the character and appearance of the Gower Area of Outstanding Natural Beauty contrary to Policy EV26 of the City and County of Swansea Unitary Development Plan 2008.

(ii) The removed section of embankment, access, storage container and deposited gravel/ hardcore have an adverse impact on the visual amenity of the area and are an unjustified and urbanising form of development that will detract from the character and appearance of the open countryside and Gower Area of Outstanding Natural Beauty contrary to Policies EV1 and EV 26 of the City and County of Swansea Unitary Development Plan 2008.

(iii) The removed section of embankment, storage container, access, storage container and gravel/ hardcore provide an unacceptable precedent for further similar proposals for urbanising development in the Gower Area of Outstanding Natural Beauty, the cumulative effect of which would be the further erosion of the character and appearance of the Gower Area of Outstanding Natural Beauty contrary to Policy EV26 of the City and County of Swansea Unitary Development Plan 2008.

(i) It appears to the Council that the above breach of planning control has occurred

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

(i) Remove the access gate from the land.

(ii) Remove the storage container from the land.

(iii) Remove the deposited gravel from the land.

(iv) Reinststate the removed section of embankment to its condition and profile prior to the unauthorised works being carried.

(v) Seed the reinstated section of embankment with both of the following two grass seeds

Germinal WFG6 at 5 grams per sq m.

Germinal A3 at 20 grams per sq m.

## **6. TIME FOR COMPLIANCE**

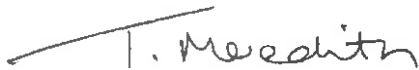
Three months beginning with the day on which this notice takes effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **24.02.2017**, unless an appeal is made against it before that date.

Dated: **24.01.2017**

Signed:

A handwritten signature in black ink, appearing to read 'T. Meredith', written over a horizontal line.

Designation: **Deputy Head of Legal and Democratic Services**  
**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**

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# 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 : Telephone: 029 2082 3866  
Fax: 029 2082 5150

E-mail : [wales@pins.gsi.gov.uk](mailto: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 **£380.00**. 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**

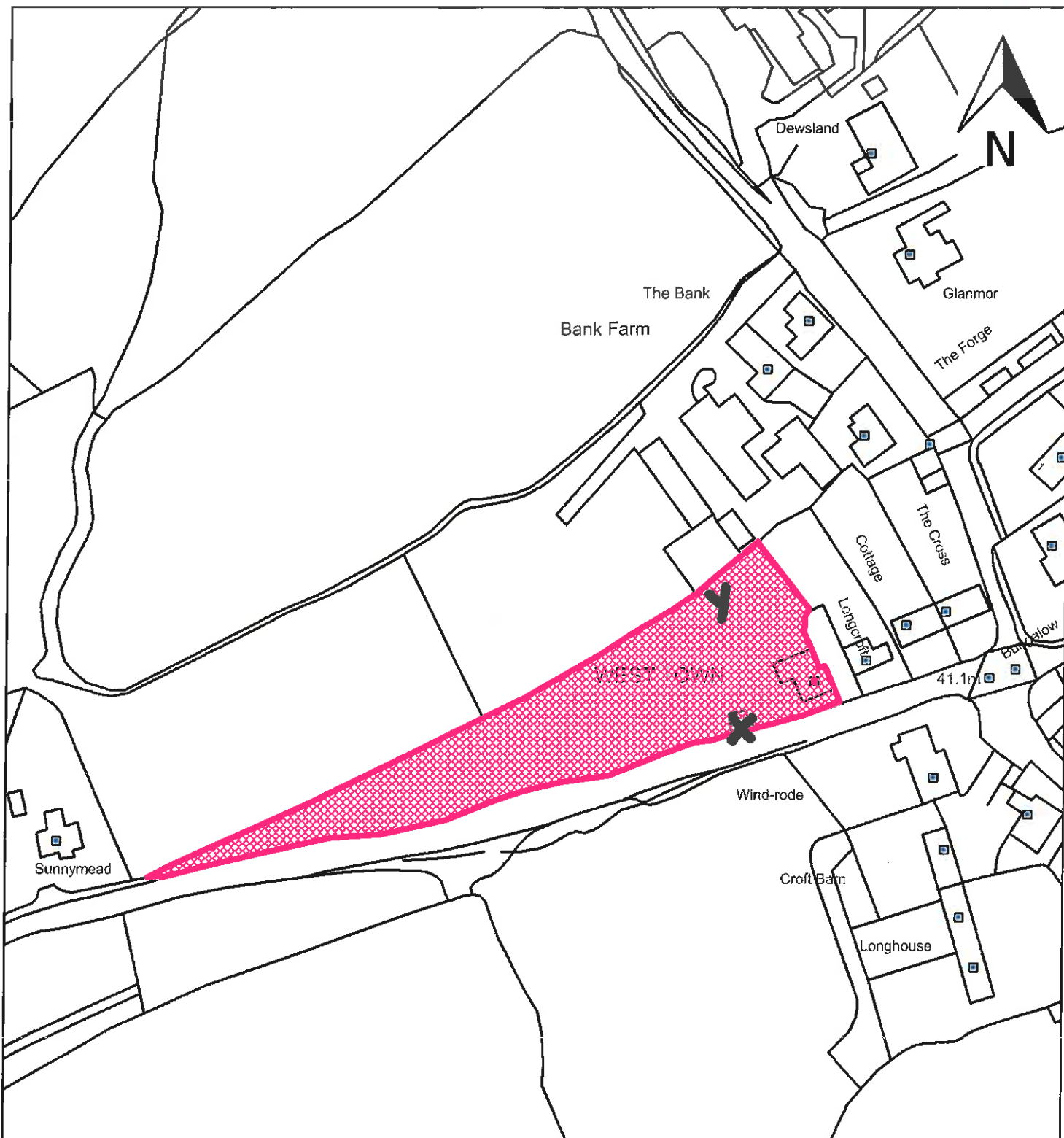
If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional advisor specialising in planning matters.

## **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:

- 1. Margaret Patricia Hawksworth, 46 Page Drive, Cardiff, CF24 2TU**
  - 2. George Hawksworth, 46 Page Drive, Cardiff, CF24 2TU**
  - 3. The Owner/Occupier, 46 Page Drive, Cardiff, CF24 2TU**
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# "The Land" - Longacre House



Organisation	City & County of Swansea
Department	Department
Comments	
Date	23/11/2016
PSMA Number	100023509
Scale:	1:1,250

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