

THE CITY AND COUNTY OF SWANSEA

ENFORCEMENT NOTICE - MATERIAL CHANGE OF USE

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")

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 above Act, 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. 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 Long Meadow, Llangennith, Swansea
(Shown edged red on the attached plan)

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

The unauthorised material change of use of land to land used for residential purposes and the construction of associated driveway, patio and outbuildings

4 **REASONS FOR ISSUING THIS NOTICE**

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

The unauthorised material change of use of land to residential land is contrary to Policy EV22 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it failing to conserve or enhance the natural environment.

The unauthorised material change of use of land to residential land is contrary to Policy EV26 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it failing to conserve or enhance the Gower AONB.

The unauthorised material change of use of land to residential land is contrary to Policy EV26 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it having a materially adverse effect upon the natural beauty of the Gower AONB.

The unauthorised material change of use of land to residential land is contrary to Policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue it failing to sensitively relate to existing development patterns and failing to protect the natural heritage.

5 WHAT YOU ARE REQUIRED TO DO

- i) Cease the unauthorised residential use of the land.
- ii) Remove from the land the unauthorised driveway, the unauthorised patio, and the unauthorised outbuildings.
- iii) Remove any rubble or material resulting from the requirements of 5 (ii) from the land.

6 TIME FOR COMPLIANCE

Three months from the date the notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 25 December 2010 unless an appeal is made against it beforehand.

Dated 25 November 2010 Signed



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

Address to which all communication should be sent:

Mr Phil Holmes
Head of Economic Regeneration and Planning
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 enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights.

- [a] One is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this notice;
- [b] The second copy of the appeal form and the notice should be sent to the Council; and
- [c] The third copy is for your own records.

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 an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Long Meadow, Llangennith, Swansea



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