

**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 Field 3800, Penygraig Isaf, Bonymaen, Swansea  
shown edged red on the attached plan.

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

The unauthorised change of use of the land for the siting of caravans for residential use

**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.

**1. The unauthorised siting of caravans for residential purposes is contrary to policy EV2 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it having a significant adverse impact in terms of visual amenity and the general landscape**

2. The unauthorised siting of caravans for residential purposes 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 countryside in terms of its natural heritage, natural resources, historic and cultural, environmental, agricultural and recreational value.

3. The unauthorised siting of caravans for residential purposes is contrary to policy EV23 by virtue of it failing to protect the openness and character of the Kilvey Green Wedge and contributing to the coalescence of settlements adversely affecting the setting of the urban area.

**5 WHAT YOU ARE REQUIRED TO DO**

1. Cease the unauthorised residential use of the land
2. Remove the unauthorised caravans from the land

**6 TIME FOR COMPLIANCE**

**3 months from the date the notice takes effect.**

**7 WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 22<sup>nd</sup> October 2012 unless an appeal is made against it beforehand.

Dated **20th September  
2012**

Signed



*Designation :* **Head of Legal, Democratic Services  
and 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 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.

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# Field 3800, Penygraig Isaf, Bonynmaen, Swansea



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