

**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")**

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 this notice and the enclosures to which it refers contain important additional information.

2 **THE LAND TO WHICH THE NOTICE RELATES**

Land at Blue Anchor Lane, Blue Anchor, Penclawdd, Swansea  
(Shown edged red on the attached plan)

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

The unauthorised erection of a steel framed agricultural building; the unauthorised erection of two extensions onto both sides of the building and creation of the associated hard-standing areas.

4 **REASONS FOR ISSUING THIS NOTICE**

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

The unauthorised erection of the steel framed agricultural style building and the unauthorised erection of the extensions thereto, are considered to have a significant adverse affect on the general locality and the wider rural landscape. Furthermore the absence of any genuine agricultural activity taking place on the land and the absence of an agricultural unit; means that the development that has taken place is unjustified rural development which results in significant harm has to the countryside and are therefore for in conflict with and contrary to planning policies EV2 (*Siting and Location*), EV21 (*Rural Development*), EV22 (*Countryside General Policy*), EC14 (*Agricultural Development*) of the city and County of Swansea Unitary Development Plan 2012

## 5 WHAT YOU ARE REQUIRED TO DO

- i) Dismantle and/or demolish the unauthorised agricultural style building and the extensions thereto (Coloured purple on the attached plan)
- ii) Remove all material resulting from the dismantling/demolition of the unauthorised building and extensions from the land.
- iii) Break-up and remove from the land all of the hard standing areas (Coloured green on the attached plan) and concrete foundations to the agricultural style buildings (Coloured purple on the attached plan)

## 6 TIME FOR COMPLIANCE

3 months from the date the notice takes effect

## 7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **Friday 2<sup>nd</sup> August 2013** unless an appeal is made against it beforehand.

Dated 2<sup>nd</sup> July 2013

Signed



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

Address to which all communication should be sent:

Mr Phillip Holmes  
Head of Economic Regeneration and 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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