

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 adjacent to Alderwood, Penmaen, Swansea, SA3 2HH
(Shown edged red on the attached plan)

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

Without planning permission, the unauthorised erection of a fence

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 fence is considered to be development which has a materially adverse effect on the Gower Area of Outstanding Natural Beauty. The fence is an alien feature in the rural street scene as well as the wider locality and it fails to conserve or enhance the statutory designated landscape that is the Gower AONB and is therefore contrary to planning policy EV26 of the City & County of Swansea Unitary Development Plan 2008.

The fence fails to integrate effectively with adjacent spaces and the public realm; furthermore it also has a significant detrimental impact on the local amenity in terms of

visual impact and is therefore deemed contrary to planning policy EV1 of the City & County of Swansea Unitary Development Plan 2008.

5 WHAT YOU ARE REQUIRED TO DO

Take down the entire fence, inclusive of all fence posts and all supporting timbers, and remove it from the land.

6 TIME FOR COMPLIANCE

3 weeks from the date the notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **22nd June 2013** unless an appeal is made against it beforehand.

Date **22nd May 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

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.