



CITY AND COUNTY OF SWANSEA

**NOTICE UNDER SECTION 215 AS TO
LAND ADVERSELY AFFECTING THE AMENITY OF THE AREA**

IMPORTANT NOTICE - THIS AFFECTS YOUR LAND

TOWN AND COUNTRY PLANNING ACT 1990

**ISSUED BY: THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA ("THE
COUNCIL")**

**LAND AT: Tabernacle Chapel
 Gorwydd Road
 Gowerton
 Swansea
 SA4 3AG**

**TO: Mr W Thomas
 2 Gorwydd Cottages
 Bishwell Road
 Gowerton
 Swansea
 SA4 3AT**

1. THE NOTICE

This Notice is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Tabernacle Chapel, Gorwydd Road, Gowerton, Swansea, SA4 3AG shown edged red on the attached plan entitled 'The Land'.

3. WHAT YOU ARE REQUIRED TO DO

The Council requires the following steps to be taken for remedying the condition of the land:

- (i) Remove from the site, to an authorised place of disposal, all overgrowth from the land surrounding the Chapel as indicated on the attached plan entitled 'The Land'.
- (ii) Remove from the site, to an authorised place of disposal, all waste material.
- (iii) Cover the damaged windows with an appropriate form of timber boarding.



Informative

Upon completion of step (i), (ii) and (iii) above, the owner and any occupier of the site are strongly advised to ensure that the perimeter of the site remains secure by means of site fencing.

4. TIME FOR COMPLIANCE

Steps (i), (ii) and (iii) above to be complied with in full within one month of the date on which this Notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 26th August 2014 unless an Appeal is lodged beforehand.

Date 29.07.14.

Signed

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



RIGHT OF APPEAL AGAINST SECTION 215 NOTICE SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990

217—(1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

(a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;

(b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;

(c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;

(d) that the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

218 —Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under section 215.



WHAT HAPPENS IF YOU DO NOT COMPLY WITH THE REQUIREMENTS OF THIS NOTICE?

Unless you appeal against this notice under the provisions of S.217 of the Town and Country Planning Act 1990, it will take effect on 26th August 2014. Failure to comply with a Section 215 Notice which has come into force is an offence, and may entitle the Local Planning Authority to enter the land, carry out the required works and recover from the person who is then the owner of the land any expenses reasonably incurred.

The Land



MP 218.5

18.9m

Car Park

Station House

STATION ROAD

El Sub Sta
Telephone Exchange

Hotel

TCB

95

100

106

Drove's Ct

Posts

YR HEU GORLAN

Cycle Path

PW

Post

25

27

LLYS Y FARCHNAD

HEOL Y GWARTHEG

Station House

25.0m

Posts

urgery

CECIL ROAD

28.7m

Cycle Path

WOODLANDS

GORWYDD ROAD

Nursery



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Phil Holmes
Head of Economic Regeneration
and Planning