

**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 Town and Country Planning Act 1990 (as amended), at the land described in paragraph 2 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**

The land known as Woodview Paddock, Parc Farm, Reynoldston, SA3 1AR shown edged red on the attached plan ("the Land").

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

The unauthorised development of a building designed for residential purposes without the benefit of planning permission (the approximate position of which is shown hatched in black on the attached plan) ("the Building").

**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 Building by virtue of its location in the open countryside within the Gower Area of Outstanding Natural Beauty designated landscape is considered to be in conflict with the provisions of policies EV1, EV20, EV21 and EV26 of the City and County of Swansea Unitary Development Plan 2008.

## 5 WHAT YOU ARE REQUIRED TO DO

- (1) Demolish the Building.
- (2) Remove any and all rubble and waste from the Land arising from work in association with (1) above

## 6 TIME FOR COMPLIANCE

From the date that this Notice takes effect the compliance period is 16 weeks.

## 7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 20<sup>th</sup> May 2015 unless an appeal is made against it beforehand.

Date **22nd April 2015**

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.

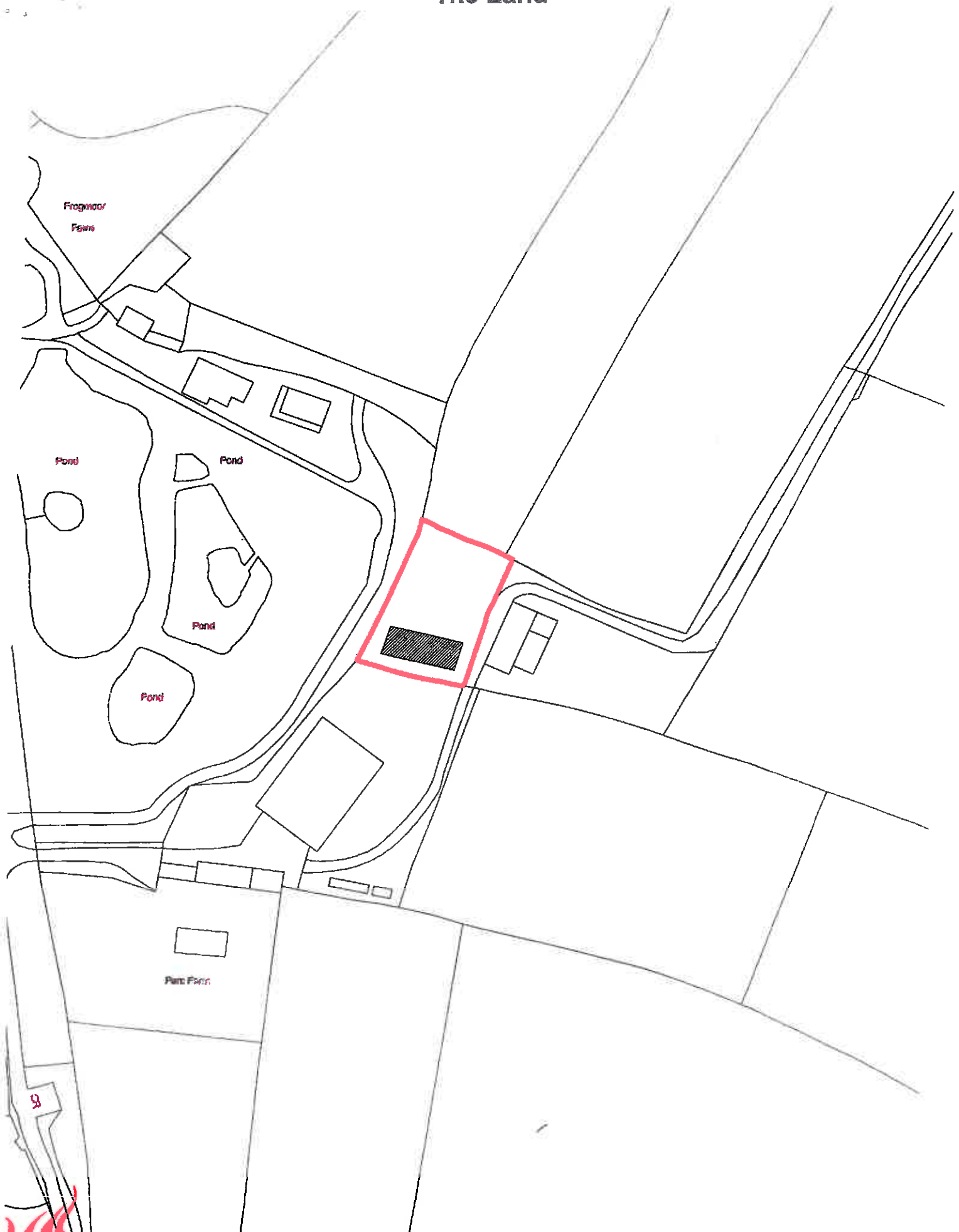
- [a] One copy of the enclosed appeal form is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this Notice;
- [b] The second copy of the appeal form and the Notice should be sent to the Council; and
- [c] The third copy is for your own records.

### 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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# The Land



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with the permission of the controller of H.M.S.O.  
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City and County of Swansea - Dinas A Sir Abertawe.  
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Scale 1:1250

Phil Holmes  
Head of Economic Regeneration  
and Planning

