

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 Town and Country Planning Act 1990 (as amended), 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**

The land known as **Land adjacent to Robins Nest, Perriswood, Penmaen, Swansea.** shown edged red on the attached plan ("the Land").
- 3** **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the unauthorised change of use of the land for the siting of a static caravan for tourism purposes.
- 4** **REASONS FOR ISSUING THIS NOTICE**
 1. It appears to the Council that the above breach of planning control has occurred within the last ten years.
 2. The caravan has a detrimental impact on the visual amenities of this open countryside location, fails to respect the prevailing character of the locality and fails to conserve or enhance the natural beauty of this part of the Gower AONB, contrary to Policies EV1, EV2, EV22, EV26, EC17 and EC20 of the City and County of Swansea Unitary Development Plan 2008.

3. It has not been demonstrated that the caravan contributes towards meeting an identified unmet need for additional static caravans for tourism purposes within the Gower AONB, contrary to the requirements of Unitary Development Plan Policy EC20. The development therefore constitutes unjustified development in the open countryside and Gower AONB, contrary to the provisions of Policies EV1, EV2, EV22, EV26, EC17 and EC20 of the City and County of Swansea Unitary Development Plan 2008.

4. The retention of the caravan would set an undesirable precedent for developments of a similar inappropriate nature throughout the Gower AONB, the cumulative effect of which would be to detract from the natural beauty of the Gower AONB countryside and coast, contrary to Policies EC20, EV22 and EV26 of the City and County of Swansea Unitary Development Plan 2008.

5 WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land for tourism purposes.
2. Remove the caravan and all associated service connections and plumbing and pipework from the land

6 TIME FOR COMPLIANCE

The period for compliance with the above steps set out in Section 5 is:

3 months from the date on which the Enforcement Notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **6th June 2016** unless an appeal is made against it beforehand.

Dated **6th May 2016**

Signed



Designation : Head of Legal and Democratic Services

(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

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 explanatory note provides advice on how to appeal.

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.

"The Land"
Land adjacent to Robins Nest, Perriswood,

