

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE



The Town and Country Planning Act 1990 (as amended)

**ISSUED BY THE CITY AND COUNTY OF SWANSEA (“The Council”)
COUNCIL REFERENCE ENF2020/0127**

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under Section 171A(1)(a) of the Town and Country Planning Act 1990 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 all other material planning considerations. The **annex** at the end of the notice contains important additional information.
2. **THE LAND TO WHICH THIS NOTICE RELATES**

Land North of Mill Lane Mill Lane Blackpill Swansea SA3 5BD in the City and County of Swansea (“the Land”), shown edged red on the plan appended hereto (“the Plan”).
3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the unauthorised change of use of the land to provide commercial vehicle storage including Taxis, and associated operational development comprising staff parking, siting of shipping container/welfare cabin and erection of perimeter fencing to facilitate the change of use.
4. **REASONS FOR ISSUING THIS NOTICE**

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

1.The proposal is considered to be a storage use on a site outside of any existing employment or industrial area. The applicant has failed to demonstrate that the proposal cannot reasonably be located within an existing employment area, or designated Strategic Development Area and as such fails to comply with the requirements of Policy RC10 of the adopted Swansea Local Development Plan (2010-2025).

2. In addition to the above it is considered that the development as implemented at this location has, given its proximity to protected heritage assets, a detrimental impact upon the visual amenity of the wider area and Gower AONB. The proposal therefore fails to accord with Policies PS2 and HC1 of the City and County of Swansea Local Development Plan (2010 - 2025)
5. **WHAT YOU ARE REQUIRED TO DO**
 - (i) Permanently Cease of the use of the area identified on the attached plan for the storage of commercial vehicles including Taxis.

- (ii) Permanently remove the shipping container/Welfare cabin and associated storage or equipment facilities from the land identified on the attached plan.
- (iii) Permanently remove the perimeter fencing from the land identified on the attached plan.

6. TIME FOR COMPLIANCE

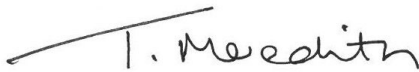
Three months beginning with the day on which this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 7th June 2024, unless an appeal is made against it before that date.

Dated: 09/05/2024

Signed:



Designation: **Chief Legal Officer**
The Council's Authorised Officer

Address to which all communication should be sent:

Phil Holmes
Head of Planning and City Regeneration
City and County of Swansea
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 and Environment Decisions Wales appointed by the Welsh Government before the date specified in paragraph 7 of the Notice. The below information provides advice on how to appeal. Please read the information carefully along with the relevant appeal form.

HOW TO APPEAL

The Planning and Environment Decisions Wales has produced a booklet on "Making your Enforcement Appeal". You can access a PDF version of the booklet from the Planning and Environment Decisions Wales website to print <http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>.

Appeal forms can be obtained from the Planning and Environment Decisions Wales.

Address : Planning and Environment Decisions Wales
2nd Floor West
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Telephone : Telephone: 0300 060 4400

E-mail : PEDW.Casework@gov.wales

or downloaded from the following website:

[Planning appeal forms | GOV.WALES](#)

If you decide to appeal you should send a copy of the appeal form together with a copy of the Enforcement Notice to both the Planning and Environment Decisions Wales and the Council.

ENFORCEMENT NOTICE APPEAL FEES

Should you choose to appeal this Notice on the grounds that planning permission should be granted for what is alleged in the Notice (Ground a) you are required to pay a fee to the Local Planning Authority. The fee payable in this instance is **£920.00**. Payments can be made to the City & County of Swansea Council, Planning Control, Civic Centre, Oystermouth Road, Swansea SA1 3SN quoting the reference number as specified on the Enforcement Notice.

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 the Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

PLEASE NOTE

If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional advisor specialising in planning matters.

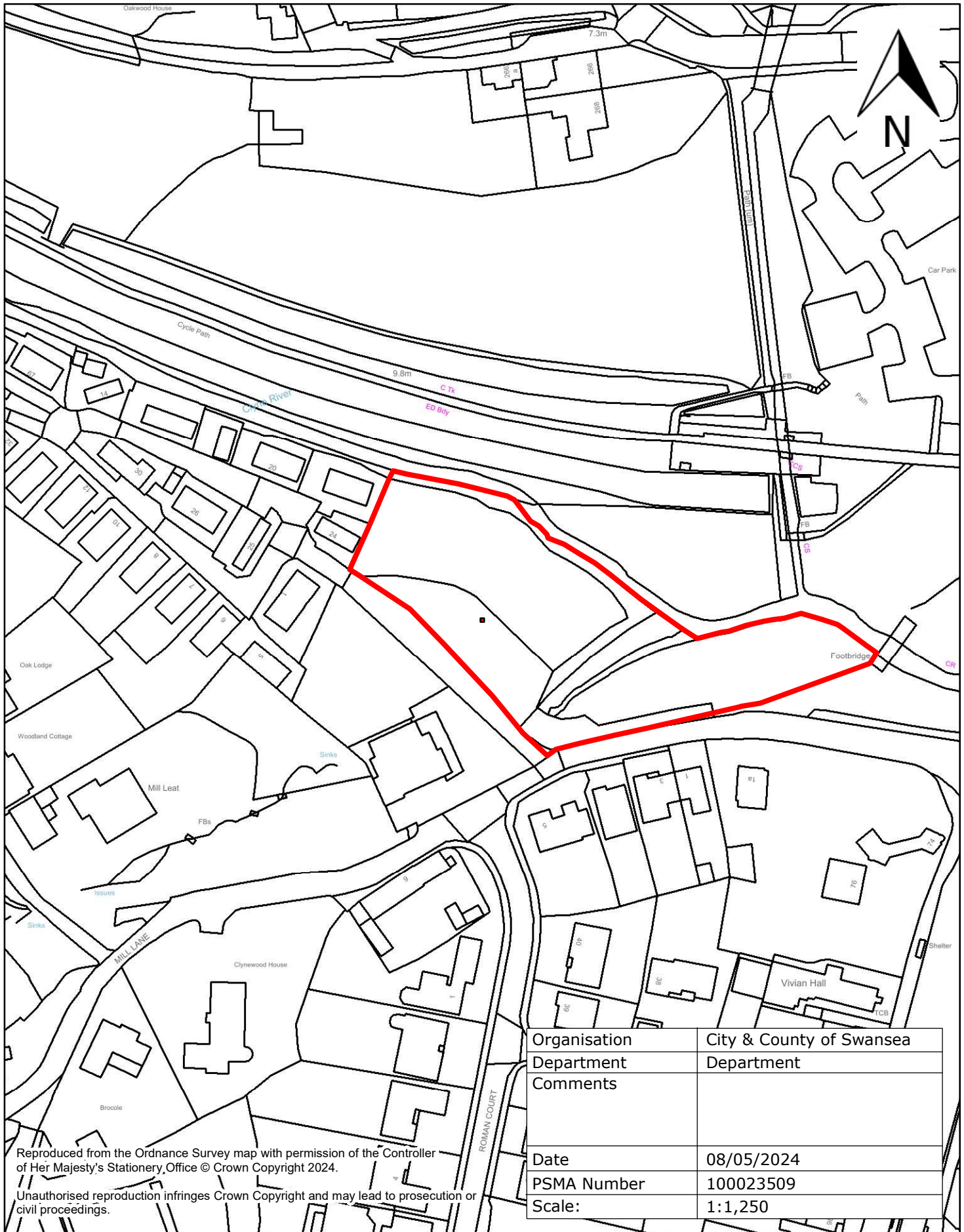
PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

In accordance with Section 172(2) of the Town and Country Planning Act 1990 (as amended) this Notice has been served on:

- 1. Mr D Roderick, 38 Moorland Avenue, Newton, Swansea SA3 4UA.**
 - 2. The Land, North of Mill Lane, Blackpill, SA3 5BD.**
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The Plan

The Land



| | |
|--------------|--------------------------|
| Organisation | City & County of Swansea |
| Department | Department |
| Comments | |
| Date | 08/05/2024 |
| PSMA Number | 100023509 |
| Scale: | 1:1,250 |

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