

Taylor, Andrew

From: [REDACTED]
Sent: 23 June 2015 16:05
To: Ball, Rhian
Subject: RE: Planning enforcement complaint form

Hi Rhian,

This complaint form was completed over the phone by Rob Latham.

It is in respect the car park in the former Royal British Legion site in Newton Road, Mumbles.

Best wishes,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: Ball, Rhian [<mailto:Rhian.Ball@swansea.gov.uk>]
Sent: 23 June 2015 15:32
To: [REDACTED]
Subject: RE: Planning enforcement complaint form

Thank you for your complaint form, unfortunately the site address has not been advised, I have highlighted the area in red. Could you please advise the site address or attach a site location plan so that I can record your complaint? I look forward to hearing from you

Many thanks,

Rhian

From: enforcement@swansea.gov.uk [<mailto:enforcement@swansea.gov.uk>]
Sent: 22 June 2015 11:37
To: Enforcement (Development)
Cc: council@mumbles.gov.uk
Subject: Planning enforcement complaint form

Online Form Submission

Form	Planenforcecomplaint (26119)
Article	Planning enforcement complaint form (10217)

Planning enforcement complaint form

Fields marked * are required

Your details

Your name

Address

Label

Telephone

Mobile

Email

Details of alleged breach of planning control

Please tell us the location of the work including a grid reference if known.

Dangerous structure and Unauthorised use

Name of owner/ and or occupier if known

Pittsburgh Holdings

Please tell us about the operational development, engineering works and/or change of use.

Continued use as carpark ill kept boundary treatment

Label

When did the works start?

na

Does your property immediately adjoin the site of the alleged breach of planning control?

No

Please provide evidence to support your complaint

Tell us about visitor numbers, traffic movement, dates and times of activities or vehicle registrations

Rob Latham case review

Please tell us about any harm caused by the alleged breach of planning control

Temporary use expired site upkeep poor

Label

Please enter today's date

22/06/2015

Please note

We require that all complaints relating to possible breaches of planning control be submitted in writing. This complaint form is required to be completed in order for an investigation to proceed. Personal information provided will be kept confidential. We will not process any anonymous complaints

Please type the text displayed below in the box provided.

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dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol:
administrator@swansea.gov.uk

Bydd yr holl ohebiaeth a anfonir at y Cyngor neu ganddo yn destun cofnodi a/neu fonitro yn unol A'r
ddeddfwriaeth berthnasol

Taylor, Andrew

From: [REDACTED]
Sent: 11 September 2015 10:13
To: Ball, Rhian
Subject: RE: COM2015/0384 Former British Legion Car park

Hi Rhian,

I cannot trace a response to this email?

Best wishes,

[REDACTED]

From: [REDACTED]
Sent: Monday, July 13, 2015 1:51 PM
To: 'Ball, Rhian' <Rhian.Ball@swansea.gov.uk>
Subject: RE: COM2015/0384 Former British Legion Car park

Hi Rhian,

Any news on this?

Best wishes,

[REDACTED]

From: Ball, Rhian [mailto:Rhian.Ball@swansea.gov.uk]
Sent: 23 June 2015 16:55
To: [REDACTED]
Subject: COM2015/0384 Former British Legion Car park

Please find attached an acknowledgement letter to your complaint

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administrator@swansea.gov.uk

Bydd yr holl ohebiaeth a anfonir at y Cyngor neu ganddo yn destun cofnodi a/neu fonitro yn unol â'r ddeddfwriaeth berthnasol

Taylor, Andrew

From: [REDACTED]
Sent: 12 November 2015 10:52
To: Latham, Robert
Cc: Thomas, Ryan; Healey, Chris
Subject: Re: COM2015/0384 Former British Legion Car park

Thanks Rob,

[REDACTED]

From: "Latham, Robert" <Robert.Latham@swansea.gov.uk>
Date: Thursday, 12 November 2015 at 10:48
To: [REDACTED]
Cc: "Thomas, Ryan" <Ryan.Thomas@swansea.gov.uk>, "Healey, Chris" <Chris.Healey@swansea.gov.uk>
Subject: RE: COM2015/0384 Former British Legion Car park

[REDACTED]

I will do my best. I have copied the correspondence to Ryan and Chris Healy my team leader

Regards

Rob Latham

Planning Officer/ Swyddog Cynllunio
Economic Regeneration and Planning/Adran Adfywio a Thai,
City and County of Swansea/ Dinas a Sir Abertawe
Civic Centre/Y Ganolfan Ddinesig
Oystermouth Road/Heol Ystumllwynarth
Swansea/Abertawe
SA1 3SN
Tel/Ffon: 01792 637263
e-mail/e-bost: robert.latham@swansea.gov.uk

From: [REDACTED]
Sent: 12 November 2015 10:42
To: Latham, Robert
Subject: Re: COM2015/0384 Former British Legion Car park

Hi Rob,

Yes. But I'd really appreciate a speedy response. If it's not possible to put all of what you say in, can you provide an edited version Ryan would find acceptable?

[REDACTED]

From: "Latham, Robert" <Robert.Latham@swansea.gov.uk>
Date: Thursday, 12 November 2015 at 10:37
To: [REDACTED]
Cc: "Thomas, Ryan" <Ryan.Thomas@swansea.gov.uk>, "Healey, Chris" <Chris.Healey@swansea.gov.uk>
Subject: RE: COM2015/0384 Former British Legion Car park

Hi [REDACTED]

I'll have to check with Ryan before that I'm afraid as it is my opinion and he may disagree, therefore I would need his sign off prior to that view being made public, it could be misunderstood by some parties as the LPA view.

Can I get back to you

Regards

Rob Latham

Planning Officer/ Swyddog Cynllunio
Economic Regeneration and Planning/Adran Adfywio a Thai,
City and County of Swansea/ Dinas a Sir Abertawe
Civic Centre/Y Ganolfan Ddinesig
Oystermouth Road/Heol Ystumllwynarth
Swansea/Abertawe
SA1 3SN
Tel/Ffon: 01792 637263
e-mail/e-bost: robert.latham@swansea.gov.uk

From: [REDACTED]
Sent: 12 November 2015 10:33
To: Latham, Robert
Subject: Re: COM2015/0384 Former British Legion Car park

Thank you Rob.

Can I put this on our website and in social media? I would put the whole of your response, including your disclaimer.

Best wishes,

[REDACTED]

From: "Latham, Robert" <Robert.Latham@swansea.gov.uk>
Date: Thursday, 12 November 2015 at 10:29
To: [REDACTED]
Subject: RE: COM2015/0384 Former British Legion Car park

Dear [REDACTED]

The latest position is that we have undertaken a site visit and confirmed that a general tidy up has taken place with some unsightly fence panels being removed and undergrowth being cut back. The current car parking operation doesn't benefit from a valid planning consent, however since the LPA has previously granted planning permission for this use it is unlikely that if permission were sought it would be refused and as such it is not in my opinion expedient nor in the public interest to pursue formal enforcement action in respect of the use.

I have advised the site owner that it is in their interest to regularise the use as a car park by way of another planning application in addition to which I will be preparing a report for the Delegated Planning Meeting setting out the case that it is neither expedient nor in the public interest to pursue this formally as explained above.

Should the report be accepted by the Head of Development Control then I will write to you setting out the position and the case will be closed. Should the report be rejected by the head of service then I will review the options available and advise accordingly

One option available to the LPA, should an alternative view be taken, may be the service of a temporary stop notice to prevent the use of the car park for a period of 28 days. I would stress that this is a power not to be used lightly and whilst it may be considered a means to an end the implications need to be carefully considered for the following reasons

- 1) The LPA has accepted the use of this parcel of land as acceptable for the parking of vehicles therefore the service of a stop notice may be considered excessive and unreasonable should the matter be resolved at appeal via the Planning Inspectorate and expose the Local Authority to the risk of a compensation claim.
- 2) The economic impact upon both the public and traders in the area being prevented from using a centrally located car park.

In respect of the framework on which the previous fence panels were placed, I have stressed to the site owner that this should be removed in the interim and I am awaiting confirmation of when this work will be undertaken, as soon as I have a timeframe I will let you know.

There was some litter in the site built this is not a planning enforcement matter and certainly not of a level that would warrant the service of a Section 215 notice.

I would reiterate that the above is the opinion of an officer and not binding upon the Local Planning Authority, I hope the above is of assistance if I can be of any further help please do not hesitate to contact me.

Regards

Rob Latham

Planning Officer/ Swyddog Cynllunio
Economic Regeneration and Planning/Adran Adfywio a Thai,
City and County of Swansea/ Dinas a Sir Abertawe
Civic Centre/Y Ganolfan Ddinesig
Oystermouth Road/Heol Ystumllwynarth
Swansea/Abertawe
SA1 3SN
Tel/Ffon: 01792 637263
e-mail/e-bost: robert.latham@swansea.gov.uk

From: [REDACTED]
Sent: 11 November 2015 16:58
To: Latham, Robert
Subject: Re: COM2015/0384 Former British Legion Car park

Rob,

Can you please let me know the latest position?

Best wishes,

[REDACTED]

From: "Latham, Robert" <Robert.Latham@swansea.gov.uk>
Date: Wednesday, 16 September 2015 at 16:24
To: [REDACTED]
Subject: RE: COM2015/0384 Former British Legion Car park

[REDACTED]

I have spoken to the site owner and had hoped that we would have had some action by now. I will chase this asap.

Regards

Rob

From: [REDACTED]
Sent: 13 July 2015 13:51
To: Ball, Rhian
Subject: RE: COM2015/0384 Former British Legion Car park

Hi Rhian,

Any news on this?

Best wishes,

[REDACTED]

From: Ball, Rhian [<mailto:Rhian.Ball@swansea.gov.uk>]
Sent: 23 June 2015 16:55
To: [REDACTED]
Subject: COM2015/0384 Former British Legion Car park

Please find attached an acknowledgement letter to your complaint

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Taylor, Andrew

From: [REDACTED]
Sent: 13 November 2015 12:36
To: Latham, Robert
Subject: RE: Former British Legion Car park

Thank you Rob,

[REDACTED]

From: Latham, Robert [<mailto:Robert.Latham@swansea.gov.uk>]
Sent: Friday, November 13, 2015 11:49 AM
To: [REDACTED]
Cc: Thomas, Ryan <Ryan.Thomas@swansea.gov.uk>; Colburn, Tony (Councillor) <Cllr.Tony.Colburn@swansea.gov.uk>; Healey, Chris <Chris.Healey@swansea.gov.uk>
Subject: Former British Legion Car park

Dear [REDACTED]

In respect of the former British Legion Car Park Newton Road Mumbles, I can advise as follows. The matter has been investigated by the Local Planning Authority (LPA) and it is apparent that the previous consent for the use of the site as a car park has lapsed. The owner of the site has advised the LPA that a planning application to regularise the situation is being prepared and will be submitted shortly, that site maintenance has been undertaken with further maintenance planned.

Should a planning application not be received, in a timely manner and in the event that the use of the land as a car park does not cease in that time, the LPA will consider whether or not any formal action would be expedient.

Regards

Rob Latham

Planning Officer/ Swyddog Cynllunio
Economic Regeneration and Planning/Adran Adfywio a Thai,
City and County of Swansea/ Dinas a Sir Abertawe
Civic Centre/Y Ganolfan Ddinesig
Oystermouth Road/Heol Ystumllwynarth
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