

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED ENFORCEMENT REPORT



Case Reference No: EC25/0051

Site Address: Land opposite Wynd Hill, Manorbier, Tenby, Pembrokeshire, SA70 7SL

1. Subject

Non-compliance with Enforcement Notice EC25/0051 (dated 19th December 2025)

2. Background

174. In May 2025, the Authority received several complaints that an access point had been created through a hedgerow and that a wooded area (approximately 0.61 acres), located within the open countryside, had been partially cleared of trees and other vegetation.
175. A site inspection by National Park officers confirmed that operational development had taken place and that a material change of use of the land had occurred. A Planning Contravention Notice was subsequently issued on 11th November 2025 and served in relation to the removal of a section of hedgebank and the creation of an entrance onto the highway.
176. The Planning Contravention Notice required the recipient to complete and return the Notice within 21 days that it was served on them. Whilst the serving of a Planning Contravention Notice does not constitute formal enforcement action, the information that is provided by the recipient when completing and returning the Planning Contravention Notice assists the Authority in assessing the alleged breach of planning control and determining the appropriate course of enforcement action.
177. The Planning Contravention Notice was not returned within the required 21 days.
178. Based on the information available to and notwithstanding the failure to provide a response to the Planning Contravention Notice the Authority considered it expedient to issue and serve an Enforcement Notice, as the development and use of the land resulted in an unnecessary incursion into the rural countryside, causing significant visual harm and detriment to the special qualities of the National Park.
179. The Enforcement Notice was issued and served on 19 December 2025 and took effect on 25 January 2026. The Notice required the following steps to be undertaken within four months of the Enforcement Notice taking effect:
 - Remove the gates and restore the land and hedgerow to its former condition before the breach took place.
180. National Park officers wrote to the landowners on 14 May 2026 to remind them of the then impending expiry of the compliance period specified within the Enforcement Notice and to remind them of their obligation to complete the required steps within the timeframe set out in the Notice.

181. A site inspection undertaken by officers on the 9th June 2026 confirmed that the steps required by the Enforcement Notice had not been complied with and that the breach of planning control continued.
182. Officers subsequently wrote to the landowner on the 16th June 2026 advising that due to the continued failure to comply with the Enforcement Notice, the matter would be reported to this Authority's Development Management Committee with a recommendation for authorisation to be given to commence prosecution proceedings.
183. On the 22nd June 2026, the landowners visited the National Park office at Llanion, Pembroke Dock. Officers advised them of the need to comply with the Enforcement Notice and to seek independent professional planning advice to assist them.
184. Subsequent to the meeting of the 22nd June 2026, further complaints were received by the Authority alleging that additional works were being carried out on site. Officers wrote to the landowners on 22nd July requesting information from the landowners as to whether the works being carried out were solely for the purpose of complying with the requirements of the Enforcement Notice. At the time of writing this report, no response has been received.
185. Officers visited the site following receipt of the last complaint. During the visit, it was identified that further items had been brought onto the site, including a touring caravan.
186. Officers intend to serve a further Enforcement Notice in respect of the bringing of the caravan onto the site in due course.

3. Planning History

- There is no previous planning history linked to this site.

4. Current position

187. The Enforcement Notice has not been complied with. The compliance period has expired, and the required steps have not been undertaken. The unauthorised operational development and mixed use of the land therefore remain in breach of planning control and it is apparent that further unauthorised development has taken place, albeit that will be subject to a further Enforcement Notice.
188. The landowner has had multiple opportunities to remedy the breach of planning control and comply with the requirements of the Enforcement Notice. The continued failure to comply with the Enforcement Notice undermines the integrity of the planning system and public confidence in its proper operation. It also results in an unnecessary incursion into the rural countryside which causes significant visual intrusion to the detriment of the special qualities of the National Park.
189. Officers therefore consider it expedient and in the public interest to pursue prosecution proceedings should the breach remain unresolved.

5. Recommendation

It is therefore recommended that:

1. Delegated authority be authorised to instruct the Authority's solicitors, to commence prosecution proceedings in the Magistrates' Court under section 179(2) of the Town and Country Planning Act 1990 (as amended) for failure to comply with the steps required to be taken by the Enforcement Notice EC25/0051 after the end of the period for compliance.