

Planning Committee

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MEMBERS: Councillor Ungar (Chairman); Councillor Harris (Deputy-Chairman); Councillors Hearn, Jenkins, Miah, Murray, Murdoch and Taylor

Agenda

- 1 Minutes of the meeting held on 30 September 2014.** (Pages 1 - 8)
- 2 Apologies for absence.**
- 3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**
- 4 Urgent items of business.**

The Chairman to notify the Committee of any items of urgent business to be added to the agenda.

5 Right to address the meeting/order of business.

The Chairman to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.

6 2 Vancouver Way. Application ID: 141168 (Pages 9 - 16)

7 36 Beltring Road. Application ID: 141180 (Pages 17 - 22)

8 37 Mountfield Road. Application ID: 141134 (Pages 23 - 30)

9 Sea Houses Square. Application ID: 141210 (Pages 31 - 38)

10 Tennis in the Park. Application ID: 140895 (Pages 39 - 44)

11 Eastbourne Enforcement Protocol. (Pages 45 - 76)

Report of Senior Specialist Advisor (Planning).

12 Smarter Planning Champion Status 2014. (Pages 77 - 80)

Report of Senior Specialist Advisor (Planning).

13 Summary of Performance of Planning Services - Quarter 2 (July - September 2014). (Pages 81 - 102)

Report of Senior Specialist Advisor (Planning).

14 South Downs National Park Authority Planning Applications.

Verbal Report.

Inspection of Background Papers – Please see contact details listed in each report.

Councillor Right of Address - Councillors wishing to address the meeting who are not members of the Committee must notify the Chairman in advance.

Public Right of Address – Requests by members of the public to speak on a matter which is listed in this agenda must be **received** in writing by no later than 12 Noon, 2 working days before the meeting e.g. if the meeting is on a Tuesday, received by 12 Noon on the preceding Friday). The request should be made to Local Democracy at the address listed below. The request may be made by letter, fax or e-mail. For further details on the rules about speaking at meetings please contact Local Democracy.

Disclosure of interests - Members should declare their interest in a matter at the beginning of the meeting, and again, at the point at which that agenda item is introduced.

Members must declare the existence and nature of any interest.

In the case of a DPI, if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation). If a member has a DPI he/she may not make representations first.

Further Information

Councillor contact details, committee membership lists and other related information is also available from Local Democracy.

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Tuesday, 30 September
2014
at 6.00 pm



Planning Committee

Present:-

Members: Councillor Ungar (Chairman) Councillor Harris (Deputy-Chairman)
Councillors Hearn, Miah, Taylor, Howlett (as substitute for Jenkins)
and Stanley (as substitute for Murray)

70 Minutes of the meeting held on 2 September 2014.

The minutes of the meeting held on 2 September 2014 were submitted and approved and the Chairman was authorised to sign them as an accurate record.

71 Apologies for absence.

Apologies for absence were reported from Councillors Jenkins, Murdoch and Murray.

72 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

Councillor Howlett declared a personal and prejudicial interest in minute 78, Tree Preservation Order 170 (2014), 91 Parkway, as a personal friend of the owner of the property and therefore withdrew from the room whilst the item was considered.

73 25a Belmore Road and 164 Longstone Road. Application ID: 140990.

Development of 8 two bedroom residential units and 10 parking spaces – **DEVONSHIRE**. Nine letters of objection and one letter of support had been received.

The relevant planning history for the site was detailed within the report. The observations of the Council's Specialist Advisors for Planning Policy and Arboriculture, the Environment Agency and East Sussex County Council's Highways, Archaeologist and Ecologist were summarised within the report. The Committee was advised that the site had been surveyed by an accredited ecologist and it had been confirmed that there were no bat roosts in the buildings to be demolished.

Members noted that the scheme proposed to deliver 8 units of which 4 would be affordable and it was agreed that in case there were changes to the content of the submission or the site was placed on the open market it should be accompanied by the Council's standard affordable housing clause.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Time Limit 2) Approved Plans 3) No additional windows 4) External Materials 5) Boundary treatments (around the entire plot boundary) 6) Front garden landscaping layout 7) Surface details for access-way, parking spaces 8) parking spaces shall be surfaced and marked out in accordance with the drawings approved under condition 7 prior to the first occupation of the dwellings hereby approved 9) Construction and demolition method statement (to include site compound site mess facilities) 10) Hours of construction 11) No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority 12) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in Written Scheme of Investigation approved under condition 12 to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority. 13) No works which include the creation of trenches and culverts or the presence of pipes shall commence until measures to protect mammals from being trapped in open excavations and /or pipe and culverts are submitted to and approved in writing by the Local Planning Authority. The measures may include:
A/ creation of escape ramps from mammals which may be achieved by edge profiling trenches/excavations or by using planks placed into them at the end of each working day; and
B/ open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

14) No development shall take place until an Ecological Design Strategy (EDS) addressing enhancement of the site for biodiversity has been submitted to and approved in writing by the local planning authority. The EDS shall include:-

- Purpose and conservation objectives for the proposed works
- Review of site potential and constraints
- Detailed designs and or working methods to achieve stated objectives
- Extent and location/area of proposed works on appropriate scale maps and plans
- Type and source of materials to be used eg. Native species of local provenance
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- Person responsible for implementing the works
- Details of initial aftercare and long term maintenance
- Details of the monitoring and remedial measures
- Details of disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason In the interest of maintaining the biodiversity of the site and surrounding area

15) Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority

in consultation with the Highway Authority. This shall include the size of vehicles, routing of vehicles and hours of operation. (Given the restrictions of the access and the approach road the hours of delivery/ collection should avoid peak traffic flow times and the size of vehicles should be restricted to)

16) During any forms of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority, to prevent contamination and damage to the adjacent roads

17) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

18) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority

19) Prior to development commencing details of car parking layout including tree pit design shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site and be retained as such thereafter

20) Prior to their planting at the site details of tree planting, indicating positions or density, species, and planting size shall be submitted to and approved by the Local Planning Authority, the details as approved shall be implemented at the site before the end of the current or first available planting season following practical completion of the development hereby permitted and retained as such thereafter

21) The development authorised by this permission shall not commence until a scheme to secure the provision of off-site affordable housing together with an appropriate mechanism for delivery where appropriate, had been submitted to and agreed in writing by the Local Planning Authority in accordance with Policy D5 (Housing) of the Eastbourne Core Strategy Local Plan 2006 – 2027 and Affordable Housing Implementation Technical Note Adopted 1st April 2013.

INFORMATIVE

The Highway Authority would wish to see the roads within the site laid out and constructed to standards at, or at least close to, adoption standards

74 46 Beatty Road. Application ID: 140906, 140907, 140909.

(Ref 140906) Installation of one cold store, one frozen store, two refrigeration condenser units and one a/c condenser unit. Erection of 1.8m galvanised palisade fence around cold and frozen stores, and plastic-coated corrugated canopy over cold and frozen stores, and replacement of existing east elevation close-boarded timber fence with 2.8m close-boarded timber fence to provide screening. (Ref 140907) Installation of a new external ATM through shop front glazing, and existing recessed entrance removed and brought forward. (Ref 140909) Two (2) externally illuminated fascia signs plus one (1) externally illuminated projecting hanging sign – **SOVEREIGN**. Objections relating to (Ref 140906) had been received and were detailed within the report.

A request by a local resident to expedite and approve the application as a number of elderly local residents have suffered inconvenience since the grocery store had closed was reported at the meeting.

The Committee was advised that in relation to **140906** – Condensing units and refrigerator units - Paragraph 7.05 of the noise survey recognised that if the existing plant was to remain, the new plant items should be designed so as not to exceed a cumulative noise level of 10db less than the proposed noise limit of 43db during the day and 42db during the night.

Environmental Health Officers had provided comments on the submitted noise survey and considered a post installation noise survey was necessary to ensure that the noise levels did not cause a nuisance to neighbouring properties. If mitigation measures were required then a scheme of mitigation should be submitted and approved by the Local Planning Authority.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: **140906** – 1) Time limit 2) Subject to approved drawing numbers 3) Within 1 month of the installation of the chiller and freezer units hereby approved, a post installation noise survey shall be carried out to ensure that the cumulative noise levels from the plant and machinery are as set out in the noise survey report. If it is found that the cumulative noise levels are more than that set out in the submitted noise survey report, then a scheme of mitigation shall be submitted to and approved in writing by the LPA together with a timescale for implementing the mitigation measures 4) Notwithstanding the details shown on the plans hereby approved, prior to the commencement of the retail operation, the 2.8 metre side fence to the flank boundary of the site shall be provided and permanently retained as such for the duration of the use
140907 – 1) Time limit 2) Subject to approved drawings
140909 – 1) Approve advert consent with standard conditions

75 Princes Park. Application ID: 141125.

Creation of new entrance to the park and the provision of a new pedestrian link with ramped access between the park and the Promenade. The removal of redundant bowling greens to create an area of new public space within the park. Remodelling and refurbishment of existing cafe, demolition of existing toilet block hard and soft landscaping within the park –

DEVONSHIRE.

The relevant planning history for the site was detailed within the report. The observations of the Spray Water Sports Centre, Europartner, East Sussex Outdoor Activity Centre, East Sussex County Council's Archaeologist and Highways, Eastbourne District Model Yacht Club and Friends of Princes Park were summarised within the report. The Senior Specialist Advisor (Planning) advised the Committee that objections relating to proposed development of the pond contained within the report did not form part of the application.

Members were informed that revised details and drawings had been supplied which proposed minor changes to the external fabric of the café building and to the hard and soft landscaping at the new entrance to the

park. These changes were considered to be minor and did not affect the acceptability of the scheme.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Time Limit 2) Approved Drawings

76 Local Validation List.

The Committee considered the report of the Specialist Advisor (Planning) outlining the Council's Local Validation List (LVL) which provided clarity to applicants on what information was usually required for planning applications of a particular type, scale or location. It was noted that the LVL would be available to members of the public through the Council's website.

In addition to being specified on an up-to-date LVL, information requested with a particular planning application must be:

- Reasonable having regard, in particular, to the nature and scale of the proposed development; and
- About a matter it is reasonable to think will be a material consideration in the determination of the application.

The legislation required that the LVL be updated at least every two years to take into account any changes in legislation or policy. Members were advised that the legislation required a consultation period of 8 weeks with the local community including applicants and agents. Members requested that the results of the consultation be reported to a future meeting.

RESOLVED: (Unanimous) That this Committee authorises officers to commence the public consultation and report back to a future meeting of the Committee with an appropriate recommendation in the light of the results of the consultation.

77 Utilising the Planning Register.

The Committee considered the report of the Specialist Advisor (Planning) providing details of the information in relation to planning applications available on the Council's website, the functions available through the Planning Register and how this information could be accessed.

Members were reminded that in line with the principles of Customer First the Council's website would automatically provide all the information needed for the Council to fulfil its statutory obligations. The motivating factor is to enable greater customer satisfaction and to make information available and easy to obtain for all members of the public, not just those registered to receive the weekly list.

Previously a list of applications received and validated would be generated internally by a Caseworker and emailed to those who had registered an interest in receiving the information. However the list of applications received was considered of little value as an application may not become valid, and at this time may not have been assigned to a Caseworker.

Only valid applications were displayed on the website, an application was only made valid when the Council had received all the information required to determine the application. Regardless of when an application was received it would appear in the weekly list of applications when it was validated and therefore the public consultation had begun.

A weekly list of decisions was also provided through the website which was a static list populated when the application was determined. The list would include all decisions made in any given week, whether they were decided through delegated powers or by the Planning Committee.

The view appeals function displayed all appeals, both currently under consideration by the Planning Inspectorate and those already decided. Once an appeal had been determined the Inspector's decision would be available to view with the application.

NOTED.

78 Tree Preservation Order (TPO) - Land at 91 Parkway, Eastbourne, East Sussex No. 170 (2014).

The Committee considered the report of the Senior Head of Development and Lawyer to the Council which sought confirmation of a Tree Preservation Order. On 4th June, 2014, the Council's Senior Specialist Adviser (Arboriculture) exercised his delegated powers by authorising the making of a provisional tree preservation order in respect of trees on the above land. The individual trees marked T1 to T7 are 1 Lime (T1) and 6 Yew (T2 to T7). The group of trees within G1 consist of 7 Yew, 9 Ash and 1 Sycamore. The group of trees within G2 consist of 4 Ash (appendix 1 of the report).

Letters of objection to the confirmation of a Tree Preservation Order had been received from one of the owners of the property and from residents of one property in Parkway, which were attached as appendices to the report. The officer's response to those objections was included at appendix 4 of the report. Seven pro forma letters of support for the order had been received and attached as appendix 5 to the report.

The points on which the objectors and the Council differ included the following:

- 1) How scoring was applied using the TEMPO system. The objector considered that separate scoring was not used for each single tree and group while the Council stated that although an initial assessment was based on the trees' group value; individual scoring was done on a further visit.
- 2) Whether the visual amenity requirement was made out, and
- 3) Whether the impact of a restrictive covenant on the facts obviated the need for a Tree Preservation Order to be made.

Mr Hennock addressed the Committee objecting to the Tree Preservation Order and reiterated his concerns regarding the scoring.

RESOLVED: (Unanimous) That the Eastbourne Borough Council Tree Preservation Order (Land at 91 Parkway, Eastbourne, East Sussex) No. 170 (2014) be confirmed without modification.

79 South Downs National Park Authority Planning Applications.

None were reported.

The meeting closed at 7.10 pm

Councillor Ungar (Chairman)

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Delegated Officer Report - 09/10/2014

App.No: 141168 (HHH)	Decision Due Date: 29 October 2014	Ward: Sovereign
Officer: Sally Simpson	Site visit date: 7 October 2014	Type: Householder
Site Notice(s) Expiry date: 4 October 2014		
Neighbour Con Expiry: 4 October 2014		
Weekly list Expiry: 2 October 2014		
Press Notice(s): N/a		
Over 8/13 week reason: Within time		
Location: 2 Vancouver Road, Eastbourne		
Proposal: Change of use of public amenity land to private garden within a new boundary wall of 2.29m high of 2 Vancouver Road.		
Applicant: Mr Raymond Keeling		
Recommendation: Refuse		

Planning Status:

Predominantly residential area

Eastbourne Core Strategy Policies

Eastbourne Core Strategy Local Plan 2006-2027

B1 Spatial Development Strategy and Distribution Sustainable Centre

C14 Sovereign Harbour Neighbourhood Policy

D5 Housing High Value Neighbourhoods

D10 A Design

Borough Plan Policies

Eastbourne Borough Plan 2001-2011

US5 Tidal Flood Risk

HO2 Predominantly Residential Areas

HO20 Residential Amenity

UHT 1 Design of New Development

UHT4 Visual Amenity

Relevant Planning Policies:

National Planning Policy Framework 2012

Paragraphs 6, 7, 9, 11, 12, 14, 17, 35, 58, 60, 61, 64

Site Description:

The application site is located in a residential area where there is a mix of housing types across a range of differing plot sizes.

The application site is located on a corner plot fronting Vancouver Road with the side elevation in Anchorage Way. The property is a two storey detached dwelling with integral garage and two off road car parking spaces to the front. To the side of the existing dwelling is a parcel of landscaped land that contributes to the open character of this part of the site.

Relevant Planning History:

None

Proposed development:

The application proposes the incorporation of an area of open space into their private domestic garden and that this would be bounded/enclosed by a 2.29m high brick wall. This wall will use bricks to match those used in the boundary wall in the rear garden.

The proposed new wall would be sited at the back edge of the footpath located on this side of the highway

Consultations:

External:

ESCC Highways Officer:- The position of the wall wouldn't reduce the visibility below the level required by the Manual for Streets, (2.4m x 43m) for the junction with Vancouver Road, but only because it is on the outside of the bend. My concern with this is the reduction in visibility for any pedestrian crossing at the dropped kerb, and for their ability to be seen by drivers approaching from the east

Neighbour Representations:

A site notice was situated at the site and 17 letters dated 10 September 2014 were sent to neighbouring properties for a deadline for comments by 4 October 2014.

9 letters have been received and the comments are summarised as follows:

- This eyesore will be an eyesore for those who live alongside or opposite
- It will impair natural light into the property (of the applicant)

- Why would you want to look out at a brick wall
- This plan is not in keeping with the open plan design of the estate as it will block off a large area of open land
- It will cause a traffic problem at the exit of Vancouver Road into Anchorage Way for cars and pedestrians as the view to the left will be restricted
- This could set a precedent
- A seven foot six inch wall will block line of sight of vehicles emerging from Vancouver Road.
- It will create a blind spot for persons driving off driveways in Anchorage Way
- Pedestrians will be hidden from approaching vehicles, especially children leaving the play area at the top of Vancouver Road
- The wall could cause damage to cars that park there when they open their doors
- The site is the gateway to Vancouver Rd and Anchorage Way. The whole area is open plan providing a pleasant aspect.
- Such a wall would be excessive and would spoil a pleasant view for everyone
- It will have a detrimental effect on the amenity due to the open character of the area and will ruin the general pattern by enclosing public land.
- It will block the sight line of vehicles leaving Vancouver Road
- A large wall, such as this, could encourage graffiti and anti-social behaviour
- There are no other walls of this height and this would be excessive
- The original bricks are discontinued and a match is very hard to find
- This wall will ruin the area and give a closed in feeling
- It will obscure my view across Anchorage Road
- Impact on residential amenity, over dominance
- This proposal would have an unwanted, dramatic visual impact on the road, especially being so close to the road and it's kerbs
- Loss of already inadequate parking facilities
- The applicant claims that the area reserved for service is not used, even if that were the case, EBC has had the prudence and foresight to make provision for additional requirements in additional or expanded services
- Easement, are you certain that there are no services running along the proposed path of this land,
- Loss of visual landscape, grass and shrubs

Appraisal:

Principle of development:

There is no objection in principle to people wishing to extend/adapt/alter their properties to meet their changing needs provided that the changes would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity, the character of the area and is in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The change of use of land must be measured against any public benefits of the proposal, the loss of amenity land and the impact this may have for existing and future residents of the application site and the neighbourhood in general.

Whilst the proposed wall may improve privacy for the current resident, it is considered to have an overall negative impact on the neighbourhood amenity in general.

The proposed height of approx 2.29 metres does seem to be excessive and would have a significant impact for neighbours that live opposite and adjacent in particular. As the proposed wall will be erected at the back edge of the footpath that there would be limited opportunity for a planting scheme to be introduced to soften the impact of a solid wall above 2 metres. The height, siting and length of the wall is considered to represent an overpowering development that would dominate the local street scene.

The loss of amenity green space on this estate, that is open plan in nature, is considered to have a detrimental impact and would be contrary to policy UHT1 in that it fails to respect local distinctiveness or harmonise with the appearance and character of the local environment. It is also considered to be an inappropriate development in terms of scale, form and materials.

The proposal fails to comply with policy UHT4 in that the wall will not enhance the surroundings but will erode local distinctiveness and have an effect on an important vista.

Paragraph 9 of the NPPF states that

'Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life,'

Paragraph 17 of the NPPF outlines 12 core planning principles for the planning system, which include the following:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to improve and enhance and improve the places in which people live their lives
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

A positive improvement, of good quality design, that enhances the area, should be sought for the neighbourhood in general, which this proposal fails to consider.

Design issues:

The main reasoning, identified on the application form by the applicant, for erecting this wall is to:

- Increase garden area for growing vegetables
- Reduce traffic noise
- Increase privacy
- Improve flood protection
- Bin storage

Whilst the development would increase privacy for the occupant, the height of the wall would also affect the natural light source through the window on the side elevation for the applicant and any future resident.

Amenity space is an asset that benefits the locality for those that reside and visit and wherever possible should be retained. Policy H020 (Residential Amenity) outlines that proposals should respect residential amenity by not causing an unacceptable impact in terms of loss of light, loss of privacy, loss of outlook, overshadowing, noise or general disturbance. This proposal is contrary to policy HO20 in that it does not respect residential amenity in general and that the wall would have a material impact on the open plan character of the neighbourhood which is considered to be a key consideration.

Paragraph 58 of NPPF outlines the need for quality development supported by planning policies and decisions that aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- Respond to local character... reflect the identity of local surroundings and materials,
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and
- Are visually attractive as a result of good architecture and appropriate landscaping

This proposal does not comply with this paragraph, nor does it comply with paragraph 60 that states policies and decisions should not impose architectural styles but to reinforce local distinctiveness.

Paragraph 61 outlines the need for high quality design above visual appearance of the architecture, securing a connection between people and places and the integration of the new development into the environment.

Paragraph 64 concludes by stating that:

'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions'.

Impact on character and setting of a listed building or conservation area:

The application site is not a listed building, nor is it located within a conservation area.

Impacts on trees:

Although there are not any trees located on the strip of amenity land there are established shrubs that the applicant intends to retain within the new boundary wall.

Impacts on highway network or access:

One main concern of building the wall as close to the backedge of the footpath as indicated on the plan submitted, and having a height above 2 metres, is the impact this may have on visibility for vehicles and pedestrians along Anchorage Way, either crossing the road or leaving the junction of Vancouver Road. Although there is a speed hump on Anchorage Way as you approach the junction with Vancouver Road, vehicles leaving Vancouver Road may have to move forward significantly beyond the give way markings to assess the road situation prior to leaving the junction.

Paragraph 35 of the NPPF states:

Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians...

The response from the County Highways Officer suggests that there would not be any material concerns with vehicle visibility splays but that the proposal may have an impact on pedestrian safety.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

The proposed extension is recommended for refusal as it is considered to have significant impact in terms of visual and neighbour amenity and therefore does not comply with policies UHT1, UHT4, UHT8, HO20 Saved Policies of the Eastbourne Borough Plan, B1, B2, C14 & D5 of the Eastbourne Core Strategy Local Plan (2013 - 2026) and the guidance outlined within the National Planning Policy Framework (2012).

Recommendation: Refusal

Reasons for refusal:

- 1) The proposal fails to respect the open plan nature of the estate or the character of the environment and is therefore contrary to saved policy UHT1, UHT4 & HO20 of the Eastbourne Borough Plan (2007) and policy B2 of the Core Strategy Local Plan (2013)
- 2) By nature of its scale, design and siting the proposal would form an overbearing and unneighbourly development which would have a detrimental impact on both visual and neighbour amenity and therefore be contrary to saved policies UHT1, UHT4, HO20 of the Eastbourne Borough Plan (2007) and policies B1, B2, C14 & D5 of the Core Strategy Local Plan (2013)

Appeal:

Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.

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Planning Committee Report – 28/10/2014

App.No: 141180	Decision Due Date: 12 th November 2014	Ward: Devonshire
Officer: Thea Petts	Site visit date: 7 th October 2014	Type: Planning Permission
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 11 th October 2014		
Weekly list Expiry: 11 th October 2014		
Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: 36 Beltring Road, Eastbourne		
Proposal: Demolish existing structure to rear and erect a two-storey extension on the same footprint.		
Applicant: Mr Kenneth Wilson		
Recommendation: Approved conditionally		

Planning Status:

Two-storey terraced property sub-divided into two flats, located in a high density residential area.

Relevant Planning Policies:

National Planning Policy Framework 2012

Core Strategy Local Plan 2013 Policies

C3: Seaside Neighbourhood Policy
 B1: Spatial Development Strategy and Distribution
 B2: Creating Sustainable Neighbourhoods
 D1: Sustainable Development
 D10a: Design

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Area
 HO20: Residential Amenity
 UHT1: Design of New Development
 UHT4: Visual Amenity

Site Description:

The site is located half-way along Beltring Road on the north-west flank. The road is characterised by terraced houses with rear gardens on both the north-west side and the facing south-east side; although the gardens on the south-east side are somewhat larger.

36 Beltring Road itself has been sub-divided into two flats, but this is uncharacteristic for the road as the other buildings have been maintained as single dwellings. It shares boundaries with properties on Beltring Road to each side and to the rear, an access road which joins Beltring Terrace, which is made up predominantly by terraced properties but closest to the site, are a detached property and two semi-detached bungalows.

All of the properties along the north-west side of Beltring Road have two-storey extensions, all of which have casement or sash windows in a range of sizes installed in the rear elevations at first floor level. A number of these properties have additional single-storey extensions, including the two properties adjoining 36 Beltring Road.

Although the site is located within the Environment Agency's Flood Zones 2 and 3, it is also in an area which benefits from flood defence.

Relevant Planning History:

The property has been used continually as two flats since at least 2000

Proposed development:

The applicant seeks permission to build a two-storey extension to the rear of the property on the same footprint as the existing single-storey extension to provide improved living space for the occupants of the two flats. The new structure will have a maximum height of 5m with an eaves height of 4.5m, a width of 2.35m and a depth of 3.4 m. A mono-pitched felt roof will cover the extension, with the insertion of a domed roof light 0.3m beyond the rear wall of the existing dwellinghouse.

The side elevation (facing 37 Beltring Road) at ground-floor level, benefits from centrally positioned French doors with a casement window installed on each side (their opening parts being positioned 1.7m above the ground). A pair of opening "slot windows" appear at high level (1.7m above floor level) on the first floor and are set 1.2m apart. There are no proposed windows at ground-floor level on the rear elevation, but a side hung double opening window features at first-floor level (1.1m above the floor). This element of the proposal has been amended since receiving the original drawings. The initial proposal included a Juliet balcony at this first-floor level, but the applicant elected to change this to a casement window in response to an objection received from the residents of an adjoining property about perceived overlooking.

Consultations:

Internal:

N/A

External:

East Sussex Building Control Partnership: No response received

The Environment Agency: Response pending

Neighbour Representations:

A comment has been received covering the following:

- Concerns regarding access for emergency vehicles along Beltring Terrace and adjoining land

An objection has been received and covers the following points:

- Concerns about effect on amenity for adjoining property as a result of overlooking from proposed first-floor window.
- Perceived loss of light.

Appraisal:

Principle of development:

There is no objection in principle to extending a dwelling in this residential area, provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity or the character of the area in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007.

Design issues:

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The principle of a two-storey extension is acceptable and is a common characteristic of the properties along the road. Although a pitched roof would have been preferable - and was recommended at the pre-application stage - the proposed felt roof is not considered as detrimental to the overall character of the area, especially as the extension is at the rear of the property.

The applicant has amended the proposal to include a casement window instead of a Juliet balcony, the design is considered to be more in-keeping with the character of the locality. Sash and casement windows of varying

sizes are installed at first-floor level on the rear elevations of the extensions of the properties on this side of the road.

The proposed external works to the property would improve the appearance of the building and as such, would have a positive effect on residential amenity of the surrounding area. Proposed uPVC windows and doors as well as the white render applied to external walls will match the existing building and as such will contribute to conserving the character and appearance of the area and the existing building.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

Policy HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity.

Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

The main potential amenity impact of the proposed extension would be on the occupiers of 35 Beltring Road, mainly with regard to perceived overlooking from the first-floor window and potential loss of daylight to the ground floor rear conservatory.

The proposed "slot windows" at first-floor level on the south-west flank protect the privacy of the occupiers of the property as well as that of the neighbours of the adjoining property. A roof light on the roof slope will also protect amenity whilst also providing light for occupiers.

In the original proposal, a Juliet balcony was included at first-floor level. An objection to this was received from an adjoining neighbour who was concerned that their property would be overlooked by occupants of the new extension. Taking this into account, the applicant has opted to install a casement window to replace the Juliet balcony to reduce this sense of feeling overlooked for adjoining neighbours. Some over-looking will occur due to the proximity of the properties to one another. However, the proposed extension would be built on the existing footprint of the single-storey extension and as such will be set back from the rear wall of 35 Beltring Road by 1m. In addition, the full height of the extension, will not meet the full height of the adjoining property or the existing building. This in itself will reduce perceived overlooking and will have less of an impact on light reduction than if the extension was to meet the full height of the existing building or that of the adjoining property.

Other matters:

Comments were made by a neighbour with regards to the land (used as an access road) which runs along the back of the site and joins Beltring Terrace. The concern was whether access by emergency vehicles would be possible for the properties which face this portion of land if construction materials,

accommodation of waste materials and construction machinery are expected to use this land to gain access to the rear of 36 Beltring Road. Due to these concerns, and the limited space available at the back of the property a condition shall be made to provide a Method Statement prior to the commencement of works.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

It is considered that the proposed development would not adversely affect surrounding residential amenity and generally would be in keeping with the character and appearance of the area. It seeks to improve the standard of living accommodation for the occupants of 36 Beltring Road, whilst having a positive impact on its locality by improving the external appearance of the property.

Recommendation:

Approve conditionally

Conditions:

- 1) Time
- 2) Approved Drawings
- 3) Materials
- 4) Method Statement

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Delegated Officer Report - 08/10/2014

App.No: 141134 (PPP)	Decision Due Date: 30 October 2014	Ward: Hampden Park
Officer: Sally Simpson	Site visit date: 12 September 2014	Type: Planning Permission
Site Notice(s) Expiry date: 17 October 2014		
Neighbour Con Expiry: 17 October 2014		
Weekly list Expiry: 30 September 2014		
Press Notice(s): N/a		
Over 8/13 week reason: Within time		
Location: 37 Mountfield Road, Eastbourne		
Proposal: Proposed change of use from Class A1 (retail) to Class A3(restaurant/café) and Class A5 (hot food takeaway) (AMENDED PLAN RECEIVED).		
Applicant: Mr N Ceylan		
Recommendation: Approve, subject to conditions		

Planning Status: Retail unit, currently empty, with a residential flat above with tenant.

Constraints:

Public Sewer SEWER, OPERATIONAL, PUBLIC, FOUL

Archaeological Notification Area

prehistoric wetlands Consult county.archaeology@eastsussex.gov.uk

Willingdon Levels Catchment Area

28/05/2009 00:00:00

Eastbourne Core Strategy Policies

Eastbourne Core Strategy Local Plan 2006-2027

C7 Hampden Park Neighbourhood Policy

D4 Shopping

B1 Spatial Development Strategy

B2 Creating Sustainable Neighbourhoods

Borough Plan Policies

Eastbourne Borough Plan 2001-2011

UHT1 Design

UHT4 Visual Amenity

HO20 Residential Amenity

TR11 Parking

Environment Agency Flood Zones

Flood Zone 2 Tidal Models

Flood Zone 3 Tidal Models

Environment Agency Flood Defences

Areas Benefiting from Defences

Relevant Planning Policies:

National Planning Policy Framework 2012

Paragraphs 6, 7, 11, 12, 13, 14, 17, 19, 21, 58, 60, 61, 64, 65, 66, 203 & 206

Site Description:

Hampden Park is the largest neighbourhood in the town with a population of approximately 11,700. There is a wide range of residential properties, services and facilities with good access to a range of shops, community facilities, schools and open spaces.

The community consider that the neighbourhood suffers from poor design and the public realm is not as well looked after as it could be, especially in the shopping centres and that the neighbourhood is not pedestrian or cycle friendly.

The application site is located on a large corner plot, fronting Mountfield Road and with the side elevation on Lottbridge Drive. The existing A1 unit is on the ground floor, which is vacant and the first floor is currently in use as a residential flat.

Relevant Planning History:

EB/1978/0437

Single storey rear extension, formation of footway crossing access to Lottbridge Drive.

Approved Conditional

1978-10-17

Proposed development:

The applicant is seeking planning permission to change the current use from A1 (retail) to Class A3 (restaurant/café) and Class A5 (hot food take away).

The proposed restaurant would have the capacity for seating 40 customers and the hours of proposed use for the take away and restaurant are as follows:

A3 use

Monday to Friday: 11.00 – 00.00

Saturday: 11.00 – 00.00

Sunday & Bank Holidays: 13.00 – 00.00

A5 use

Monday to Friday: 13.00 – 00.00

Saturday: 11.00 – 00.00

Sunday & Bank Holidays: 13.00 – 23:00

An extraction unit will be erected to disperse odours created from the kitchen. It is intended to mount these with anti-vibration fixings to the external fabric of the building in close proximity to the flat. The height of the proposed unit will measure 4.14 metres with the width of the base being 0.79m which will taper to a width of 0.51m. The extraction unit will benefit from a carbon filter, pre -filter together with an odour neutralising unit.

Consultations:Internal:

Specialist Advisor (Environmental Health): No objection, subject to conditions requiring details of extraction type and a condition that relates to the rating level of noise.

Specialist Advisor (Planning Policy): No objection as the site is not located within a designated shopping area, the loss of an A1 unit is deemed to be acceptable in principle.

External:

Highways: Awaiting comments from highways at the time of writing this report. Any comments received will be verbally reported at Committee.

Neighbour Representations:

11 Objections, 2 request to speak at Committee and a petition with approx. 150 signatures have been received and cover the following points:

- There are already 11 take-aways in Hampden Park

- There are no parking facilities in the very busy area.
- Opening hours encourage youths to gather, may encourage anti-social behaviour
- Issue of noise and litter
- Loss of privacy
- The positioning of the flue (outside window of flat above). Too close to residential properties
- Opening hours
- Already enough of the same type that could cause others to close
- This area, in particular is a hot spot for rats and vermin caused by rubbish. another outlet would add to this.
- Constant smell from café on roundabout or the curry house round the corner. By adding that extraction system to the back you will just add to the unwanted aromas.
- Would be better in another area that needs take aways.
- Do you not think we have enough food outlets in Hampden Park. A variety of shops would be good.

Further comments on the amended plans have been received from the tenant:

- Its worse than it was before
- The smaller window will give reduced light and opening of window with the extraction duct cause mould.
- The extraction duct will restrict access to my flat as my son is still in a buggy.
- Access to flat unsafe, especially in the dark
- Opening hours until midnight – there will be increased noise
- Cooking smells and the noise of the fans

It is important to note that on receipt of an amended plan there was a re-consultation period for which the deadline for comments was 17 October 2014. Any additional comments received by this deadline will be verbally reported at Planning Committee.

Appraisal:

The main considerations in determining this application relate to the acceptability of the change of use from A1 (retail) to Class A3 (restaurant/café) and Class A5 (hot food take away), visual amenity and the impact on surrounding residential amenity.

Change of Use

Policy D4 of the Eastbourne Core Strategy states that development of the Town Centre's role as the primary comparison shopping destination within Eastbourne and its rural hinterland will be promoted by protecting units, particularly in the primary and secondary shopping frontages of district, local and neighbourhood centres.

There is no objection in principle to this change of use from A1 (retail) to A3 (restaurant) and A5 (hot food take-away) in this mixed area of commercial and some residential, provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity, the character of a area and is in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

The application site, previously a computer repair/retail unit has been empty for some time. A change of use would regenerate this unit and create a number of opportunities for employment.

Paragraph 17 of the NPPF states that LPA's should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs and promote mixed use developments.

Paragraph 18 of the NPPF states that the Government is committed to securing economic growth in order to create jobs and prosperity.

Paragraph 19 of the NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

The existing retail unit is not located within a designated shopping area and is not protected by any shopping policy. The unit is located at the end of a shopping parade on the corner with a busy roundabout junction. The proposal would bring a vacant retail unit back into use to the benefit of the local economy and the vitality of the area.

Amenity Impact

Policy HO20 of the Eastbourne Local Plan requires new development proposals to respect residential amenity.

Policy B2 of the Eastbourne Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

A number of objections have been received from local residents concerning potential noise, litter, cooking smells and the cumulative impact of take-aways in the local vicinity.

Given the low number of units within the immediate local area and along the north side of the shopping parade, it is considered that the proposed use would not result in a cumulative impact of A3/A5 take-away restaurants in the area. The

application site is located at the end of a local shopping parade within a mixed use area on the corner of a heavily trafficked roundabout junction. The siting for the proposed use is therefore appropriate to the area.

With regards smells, a flue extraction system is proposed to be attached to the north side elevation and terminates above the flat roof of the building. The nearest residential properties are located approximately 13.8 metres to the west and north west. It is considered that any odours from the extraction system would be dispersed up and over the flat roof of the building. A condition is recommended requiring further detail of the specification and noise levels associated with the proposed extraction equipment.

With regards potential noise and any associated anti-social behaviour, there is no evidence that would suggest that the proposed use would create any additional noise within the local area or anti-social behaviour. The main potential noise impact would be on the occupier of the first floor flat, particularly in the evening hours. A condition is recommended requiring details of soundproofing between the ground and first floor flat and details of the flue extraction noise levels prior to the commencement of the use. The proposed hours of use are from 11.00 until midnight. It is considered, however, given the proximity to surrounding residential occupiers to the north and residents above the premises on the first floor that the use be limited until 23.00 hours.

Any litter caused by customers of the proposed use can only be controlled in part by the applicant through the provision of a bin outside the premises to encourage litter reduction and conditioned as such. Resultant litter, however, is a social problem and cannot be directly attributed to a particular use or activity.

As such, it is considered that the proposed use would not result in any significant harm to surrounding residential amenity and would accord with Policy HO20 of the Eastbourne Local Plan and Policy B2 of the Eastbourne Core Strategy.

Design issues:

Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The main consideration for this proposal has been the location of the extraction unit. In plans originally submitted it was to be located externally in a highly visible position outside the flat above the unit. It was to be located on the corner outside the larger window on the North elevation. This was considered to be

inappropriate as it would be highly visible from the East elevation which was considered to have a negative impact on the character of the area and the street scene in particular. Following discussion with the applicant's agent, an amended plan has been submitted to relocate the extraction unit. The flue is to be relocated with the extraction filtration systems being installed within the building beneath the stairs that access the flat above. The stairs will be adjusted to allow the extraction ducting to be located behind.

The amended plans now shows the extraction unit relocated to the western side of the north elevation with a revised layout of the stairway and decking to accommodate this alteration and allow access to the residential flat above. The other alteration to accommodate this change is to reduce the opening of the flat window beside which the extraction unit will run. This is considered to have a minimal impact for the tenant as the window is to a bathroom rather than any habitable room and the altered window has a top opener for ventilation.

This has reduced the visual impact of the extraction unit and is considered to comply with UHT1 in that it harmonises with the appearance and character of the local environment and respects local distinctiveness. It complies with UHT4 in that there is now no significant erosion of local distinctiveness or a negative effect on the visual amenity. The proposal complies with policy H03 in that the residential unit, located above, is to be retained as such.

The location of the commercial bin is considered to be inappropriate as it would be highly visible on the Eastern elevation. A condition is recommended requiring details of the bin storage and location prior to commencement.

Impacts on highway network or access:

Policy TR11 of the Eastbourne Local plan states that new development must comply with approved maximum car parking standards as set out in the East Sussex County Council Highways SPG parking standards.

The proposal has not provided any details of parking facilities for customers and staff. However, it is considered that that there is sufficient parking at the local shops that service the Hydneye as well as on street parking in Lottbridge Drove. There are double yellow lines restricting parking close to the application site itself. The site is also adequately served by public transport. Hampden Park station is within a short walk and there are a number of bus stops in the immediate area which provide access to the site.

As such the proposal is considered to comply with policy TR11 of the Eastbourne Local Plan.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact

on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

The proposed change of use is recommended for approval, subject to conditions as it is considered to have minimal impact in terms of visual and neighbour amenity and therefore complies with UHT1, UHT4, HO2, HO20 of the Eastbourne Borough Plan (Saved Policies) and B1, B2, C7 & D4 of the Eastbourne Core Strategy Local Plan (2013 - 2026) and the guidance outlined within the National Planning Policy Framework (2012).

Recommendation: Approve, subject to the following conditions

Conditions:

1. Time Limit
2. Approved Plans
3. Restriction of use of premises to A3/A5
4. Opening Hours
5. Waste & Recycling Facilities (++)
6. Details of the extraction unit (++)
7. Rating levels of extraction to comply with British Standards
8. Soundproofing between floors (++)

Informative:

- 1) Discharge of Conditions (5), (6) and (8).

Appeal:

Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.

Planning Committee Report

App.No: 141210	Decision Due Date: 13 November 2014	Ward: Devonshire
Officer: Mr Leigh Palmer	Site visit date:	Type: Planning Permission
Site Notice(s) Expiry date: 23 October 2014		
Neighbour Con Expiry: 23 October 2014		
Weekly list Expiry: 7 October 2014		
Press Notice(s): 30 October 2014		
Over 8/13 week reason: Within Time		
Location: Street Record, Sea Houses Square, Eastbourne		
Proposal: Enhancement works to Sea Houses Square, including new surface treatments, street furniture, lighting and the introduction of street trees.		
Applicant: Mr Martin Jones		
Recommendation: Grant Planning Permission Subject to Conditions		

Executive Summary:

Planning permission and advertisement consent is sought for some enhancement works to Sea Houses Square. These enhancements are making a material improvement to the public realm at and within the vicinity of the square and should create better connections between Seaside and The Promenade and as a result create a focus for increased dwell time and footfall for existing business in the area.

There will be new street furniture/lighting and landscaping all of which should add to the quality of the space, enable the potential for afternoon/evening use by existing traders and also facilitate the potential for events to be held in this public space.

Some concerns have been raised in relation to the increased street furniture may have a negative impact upon existing traders as the views from The Promenade would be reduce/impaired. To some extent this is true, however it is perceived that the lack of direct views through the square would not be materially different from that which currently exists and also given the

improvements to the public realm as taken as a whole package would be very likely to increase footfall/dwell time at and within the vicinity; this should be of benefit to all local traders.

Application is recommended for approval.

Planning Status:

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
8. Promoting healthy communities
12. Conserving and enhancing the historic environment

Core Strategy Local Plan 2013 Policies

- B2 Creating Sustainable Neighbourhoods
- C3 Seaside Neighbourhood Policy
- D2 Economy
- D3 Tourism and Culture
- D10 Historic Environment
- D10a Design

Eastbourne Borough Plan Saved Policies 2007

- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT6 Tree Planting
- UHT10 Design of Public Areas
- UHT12 Advertisements
- UHT13 External Floodlighting
- UHT15 Protection of Conservation Areas

Site Description:

The application site relates to Sea Houses Square.

Sea Houses Square is broadly a rectangular parcel of land linking the Seaside with Marine Road/Marine Parade and ultimately The Promenade.

Sea Houses Square was formerly a highway and was pedestrianized in the late 1990's. The area is fully hard-surfaced in red brick pavements and whilst the area is generally level it does rise from Seaside towards the Promenade.

The square is bounded by a number of buildings that are of various heights and architectural styles; these buildings are in separate ownership and also

provide a range of uses. The existing uses are shops/cafes and holiday accommodation.

Located on the western edge of the square (closest to The Promenade) is bounded by ornamental railings and 'The Curling Drinking Fountain'.

Relevant Planning History:

There is limited directly relevant planning history for the application site, however the most relevant applications have been listed below under the Sea Houses Square heading and the rest have been reported for completeness.

Seahouses Square

000828 Fusciardi Marine Parade Provision of outside seating area with ten tables, 40 chairs and parasols surrounded with flower boxes. Planning Permission Approved conditionally 26/04/2000

990810 Restoration and relocation of existing drinking fountain from the corner of Seaside and Langney Road to Sea Houses Square. Listed Building Consent Approved unconditionally 09/11/1999

Marine Parade

A number of applications relating to the creation/retention of 'Holiday Let' accommodation at the site

1-5 Seaside

040906 1-5 Seaside Demolition of a single-storey detached building and erection of a two-storey extension at the side. Planning Permission Approved conditionally 16/02/2004

040907 1-5 Seaside Demolition of a single-storey detached building. Conservation Area Consent Approved conditionally 16/02/2004

140357 1-5 Seaside Conversion of existing maisonnette above take away restaurant to three self-contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit. Planning Permission Approved conditionally 20/05/2014

140889 1-5 Seaside Discharge of condition 3 of permission 140357 for the conversion of existing maisonnette above takeaway restaurant to three self-contained one bedroom flats with the ground floor to remain commercial in the form of a retail unit, together with a single storey side extension to the ground floor providing additional space for the retail unit. Approval of Condition Discharged 18/07/2014

Proposed development:

Planning permission and advertisement consent is sought for a number of enhancement works to Sea Houses Square:-

New surface treatments:- Stone setts and flagstones are to be re-laid to assist in the delineation of the zones within the square. The zones within the square highlight the active and passive areas; the passive areas are to be used for café seating and public seating and the active area will be used as the transitional zone between the Seaside and the Promenade.

Street Furniture:- There are two elements to this; the first being the external café seating area which are to be separated from the active areas by fixed cast iron planters, the second area relates to new public seating, these are located on the opposite side of the square adjacent to the holiday lets in Marine Parade.

The new public seating will be formed from monolith stone seat with timber backing with arm spacing's to prevent street sleeping.

Lighting:- Six columns (three pairs) are proposed to be sited along each side of the square; these columns support a wire with a central hanging lantern, three lanterns in total. These lanterns are to be the sole source of external illumination within the square.

Shop canopies:- Three shops/cafes provide an element of active frontage to the square. New shop canopies are proposed these are to be simple in form and fabric in covering

Street Trees:- The scheme also proposes to introduce three street trees to be located in/around the proposed public seating areas

Consultations:

Internal:

Councillor Wallis:- Supports the application; Following the closure of four banks and a post office in this area of Seaside, the neighbourhood has suffered a downturn in its fortunes over the recent years. However, following successful financial bids and the determination of many local residents and community groups there is a real momentum building to enhance the Devonshire ward.

The Seahouses Square planning application forms part of that enhancement and I feel it will improve the area, thus attracting new visitors and potentially new businesses. This can only be good news for both Devonshire and Eastbourne generally.

The planned improvements to the paved area, with new lighting, trees and street furniture will boost the tourism to Seaside as Seahouses Square is just metres from the promenade.

Conservation Area Advisory Committee :- The Group very much welcomed enhancements to this area, but there were elements which should be reconsidered. Of particular concern was the proposed lighting, and lower lights more in keeping with the Victorian area were recommended. Trees should not be of a species which have berries, and would be better placed in the middle, not to the side where they would affect the windows of the adjacent building. Stone seating was considered unsuitable both in visual terms and practicality (uncomfortable and cold to sit on), and timber seating of traditional organic curved shape was preferred

Tourism Manager: No response received

Specialist Advisor (Arboriculture): Trees with berries should be substituted and also given its marine location there may be issues with the viability of trees in this location. Recommend that palms should be substituted. Tree pit design needs to be carefully considered given the lack of likely growing medium.

Specialist Advisor (Conservation)

The proposed enhancement work is encouraging, as it would result in a welcoming public space. However the use of York stone is considered uncharacteristic, while the contemporary lighting due to its inherent design, introduces a feature which may undermine the flexibility of the space when considering future uses.

Recommend Approval subject to reconsideration of the type of feature stone used and style of lighting.

Specialist Advisor (Planning Policy) it is considered that the public realm improvements to Seahouses Square help to promote the Vision for the Seaside neighbourhood, and are consistent with Core Strategy Policy C3: Seaside Neighbourhood Policy, and Borough Plan Policy UHT10: Design of Public Areas. Therefore, this application is supported from a planning policy perspective.

External:

Environment Agency No comments to make given the low risk nature of the development.

Eastbourne Hotels' Association: No response received

Highways ESCC Have confirmed that they fully endorse the principle of this refurbishment project.

Neighbour Representations:

The occupier of Thayer's Ice cream parlour has objected to the proposals and the main points are listed below:-

- Adverse impact upon the character and appearance of the Conservation Area, the Council have the obligation to preserve and enhance conservation areas
- Adversely impact upon the character of the historic fountain
- Out of keeping with the area
- Would introduce unnatural features
- Spoil the natural contours of the site
- Impacting upon public rights of way
- Poor relationship with adjoining buildings
- Inconvenience for pedestrians
- Losing historic street patterns
- Adverse effect on economy or business
- Public space should not be for the benefit of private businesses
- Previous consent not being complied with

Save for the above no other comments have been received.

Appraisal:

Principle of development:

It is clear that the Council have held a long standing ambition for the whole of the seafront area which relates wherever possible to create greater integration between the seafront and the surrounding streets. It is considered that if this could be achieved it would be beneficial as it would assist in increasing footfall and dwell time for residents of Eastbourne and also tourists.

This desire for greater integration is evident with the first pedestrianisation scheme for the Sea Houses Square area dating from the late 1990's.

Given that the area has been a long standing pedestrianised zone then there is no objection to the principle of refreshing the appearance and character of the area.

In addition it is considered that the scheme seeks to improve the quality of place which is at the heart of the Driving Devonshire Forward initiative document and as such there is no objections to the principle of the proposed development

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

It is considered that there are two elements of the scheme that may have impacts upon the occupiers of adjacent residential properties, these relate to:-

- the increase in activity and footfall as a result of the enhanced work and
- the new street trees and lighting may impact upon views to/from the Promenade and the seafront and also the lighting may give rise to a material loss of amenity through light pollution

Whilst not being explicit the enhanced area may give rise to increase footfall and or new street events (markets etc.) it is considered that this would add to the vitality and vibrancy of the area and as the public realm already exists a refusal based on this issue could not be substantiated.

Some concerns have been raised in relation to the increased street furniture may have a negative impact upon existing traders as the views to/from The Promenade would be reduced/impaired. To some extent this is true, however it is perceived that the lack of direct views through the square would not be materially different from that which currently exists and also given the improvements to the public realm as taken as a whole package would be very likely to increase footfall/dwell time at and within the vicinity; this should be of benefit to all local traders. The increase in dwell time that is likely to result from the proposal is considered to be the overriding material consideration in the determination of this application and would outweigh the perceived harm that would ensue from increased street furniture.

In terms of the impacts of the street trees and the new lighting then these would be controlled via planning conditions and as such the proposal are unlikely to result in any material loss of amenity sufficient to substantiate a refusal of planning permission.

Design issues:

The introduction of a contrasting material (stone) to the drainage system encourages way finding and legibility, whilst the flagstone central piece, introduces further interest within the hard surfacing. It is considered that the proposed external materials and the unification of street furniture and shop awnings would enhance the character and appearance of the site and the surrounding area.

It is accepted that there are concerns raised by both the Councils conservation officers and the Conservation Area Advisory Committee (see consultee responses above), however these concerns relate to specific matters of detail and are to be controlled via planning condition.

The external area of Sea Houses Square currently does not have any external illumination and it is considered that the introduction of a degree of external

illumination would materially improve the quality of the public realm. This enhanced public realm would reduce/mitigate the hostility of the area and increase the trading potential for the units that abut/face onto the square. This increased footfall would provide an attractive and animated space as it could be used in the winter afternoons and also during the evenings.

The proposed alterations to the square will go some way to reducing the width of the space and thereby increasing the potential/likelihood for the area to find viable additional uses for this area of public realm.

The scheme proposes to utilize high quality materials that would not only enhance this local environment but would also enhance the sites setting within the wider Town centre and Seafront Conservation Area. As commented elsewhere in this report the precise detailing of the new external materials would be controlled via appropriate planning conditions.

Other matters:

In addition the proposed enhanced space would deliver one of the key target sites with the Driving Devonshire Forward and as such once implemented would provide a key visual marker that there is a desire to intervene in and create a new sense of place. This enhanced sense of place would support the town's cultural and tourist assets.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Recommendation:

Grant Planning Permission

Conditions:

1/ Time Limit

2/ Approved Plans

3/ materials used in the hard-surface areas

4/ Details of planters/benches

5/ Details of external illumination including degree of illumination.

6/ Tree Pit design

7/ Species selection of trees

8/ Standard Advert Conditions

Planning Committee Report 28 October 2014

App.No: 140895	Decision Due Date: 11 November 2014	Ward: Upperton
Officer: Jane Sabin	Site visit date: 11 October 2014	Type: Planning Permission
Site Notice(s) Expiry date: 10 October 2014		
Neighbour Con Expiry: 10 October 2014		
Weekly list Expiry: 17 October 2014		
Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: Tennis in the Park, Gildredge Park, The Goffs		
Proposal: Retrospective application under section 73a for the additional use of the pavilion as a cafe (Class A3).		
Applicant: Mr F Mackie		
Recommendation: Approve conditionally		

Executive Summary:

The application seeks permission to regularise a long standing café operation at the premises, and would enable trade with the general public to continue.

The proposal seeks to mirror the approved licensing hours, which is considered appropriate in this location, and which does not result in a material loss of amenity to the occupiers of the surrounding properties or adversely affect the character of the park in general.

The café is considered to complement the range of uses and activities available to the general public in the area and would maintain the footfall and patronage of the park, which is considered to be of merit.

Planning Status:

- Public open space (public park)
- Archaeological notification area

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
8. Promoting healthy communities

Core Strategy Local Plan 2013 Policies

- B1 Spatial Development Strategy and Distribution
- B2 Creating Sustainable Neighbourhoods
- C4 Old Town Neighbourhood Policy

Eastbourne Borough Plan Saved Policies 2007

- LCF8 Small scale sport and recreation facilities
- HO20 Residential amenity

Site Description:

This modest, single storey, timber clad building is located in the north east corner of the park, directly facing the tennis courts sited behind the residential properties in Southfields Road and Dittons Road; the rear elevation lies adjacent to the main footpath leading to the vehicular access to The Goffs. The original club house was constructed in 1962.

Relevant Planning History:

120749

Single storey extension to the Tennis in the Park pavilion.
Approved conditionally 23 April 2013

130628

Minor material amendment to permission EB/2013/0015(FP) for a single storey extension to the Tennis in the Park pavilion to permit:

- 1 An increase in the length of the building of 700mm.
- 2 Changes to the design of the porch and its extent.
- 3 A change to the roof covering material.
- 4 Minor changes to the fenestration on the elevation to the car park.

Approved conditionally 22 October 2013

Proposed development:

Planning permission is sought retrospectively for the additional use of the tennis pavilion as a café, which falls within use class A3, and to align the operating hours with those of the premises licence.

The supporting statement accompanying the application outlines the growth of the tennis club in terms of patronage, coaching and youth development since 2010. Part of the growth in the club relates to the 'ethos' around the amenities created by a high quality café. This café primarily serves the participants and family members of the club but is also open to the general public.

The submission outlines that since 2010 the café has offered 'coffee shop' services to members of the general public and not only those participating in

sporting activities between the hours of 9am to 7pm seven days per week. These services include:

- Hot and cold drinks
- Light snacks
- Afternoon teas

The submission states that after this time the café provides 'clubhouse' facilities for those participating in the tennis activities up until 10pm, and later for selected special events in line with the approved licence.

The applicant has also confirmed that the clubhouse opens at 7am for tennis use (use of the toilets and shelter from rain), with the café use commencing at 9am. The closing hours are stated as 11.30pm to allow for flexibility for special events operated under a "temporary events notice" in addition to the 10 late nights per year permitted by the premises licence.

Consultations:

Internal:

Estate Manager

Confirms that a variation of the lease would be required if planning permission is granted; it is expected that the tenant must comply with all planning and licensing requirements.

Specialist Advisors (Environmental Health)

Both Specialist Advisers in Licensing and Pollution (Noise) have confirmed that there has been one complaint regarding early morning noise, but it has not required any formal action to be taken.

Neighbour Representations:

At the time of writing this report, in excess of 500 representations had been received; the vast majority are in support of the retention of the café use at the site.

5 objections have been received from local residents and cover the following points:

- If the Club becomes only a café, then it will be simply a park pub
- No other park has cafes with such permissions
- In the future, a change of leaseholder could feasibly mean it becoming a Wetherspoons
- People who live around the park do not deserve to have evenings of noise until 11.30pm for six days a week
- The park is reputed to be an alcohol free zone, with notices telling people they can be prosecuted – it's difficult to see how the two go together
- Noise from the metal shutters being opened at 6.45 am and tables and chairs being dragged along the concrete patio; unacceptably loud noise from a ghetto blaster on the court, bellowing tennis coaches, screaming children in the play area

- Should stay as a tennis club house and not a separate business
- Received a grant to 'do up' the clubhouse which has been spent on extending the clubhouse to hold private functions, nothing to do with the tennis club.

The remaining responses are of support from across the town and the main comments are outlined below:-

- Please do not shut the café
- It is a wonderful facility
- It provides a safe environment for children
- An asset to community
- Promote an interest in healthy lifestyle
- An excellent extension to the tennis club
- Café enhances the park and encourages more families

Appraisal:

Principle of development:

There is no objection in principle to businesses wishing to adapt/alter/change their operations to suit new markets or growing demands provided that the changes are to a high standard, respect the established character of the area and do not have an adverse effect on residential amenity, the character of the area and accords with policies in the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The business has been operating in the manner described in the application for a significant period of time, and now seeks to formalise the position by way of this application. The majority of the café activity occurs during the daytime. Since the granting of the premises licence in December 2013, there have been four dinner evening ticketed events, plus one wedding reception and one birthday party (the latter two finished by 9pm); a quiz night is planned for October and a Christmas dinner in December. As far as can be ascertained, there have been no complaints regarding the evening events.

It is acknowledged that the location of the café in a corner of the park close to residential properties is an area where background noise is relatively low, and as such the noise and activity associated with the use may be more acutely felt. However the authorised use as a tennis facility with associated accommodation has been there for many years and is operational until 10pm (the use of the floodlights is limited by planning condition to 3pm to 10pm, and until 9.30pm on Sundays). Set against the authorised use of the site, the use of the café in the manner described in the application has not given rise to any material increase to local noise levels, and as such a refusal of the application based on this issue could not be substantiated. The low level of objection is significant in assessing the proposal, although there have been many enquiries seeking clarification; most callers have stated that there is no

problem with the current operations, but concerns have been expressed regarding any extension of hours.

Other matters:

As outlined above, the business has developed since 2010 and has been open to the general public since that date. There is no direct correlation between the number of patrons using the café that are directly linked to the tennis activity and those that are not, however figures provided by the applicant indicate 500 players per week and 1000 visits to the café. It is evident from the high volume of representations received that the café has developed into a well-used community hub.

The high level of community support for this application is a reflection of the quality of the product/services offered by the facility, and this level of support is a material consideration in the determination of the application.

Members will be aware that there is an additional café within Gildredge Park adjacent to the play park and skate/tennis/basketball courts; competition is not a material planning consideration, but notwithstanding this, it is considered that the cafés support different client groups and would not necessarily be in direct competition. It should also be noted that the nearby bowls club also has a licence, and whilst this operates in a different way (generally members only) it does demonstrate that a licence does not necessarily result in conflict with being situated in a public park.

It is acknowledged that there are some issues in Gildredge Park with anti-social behaviour late in the evenings, but this has been the case for many years, and there is no inference that this could in any way be associated with the tennis pavilion nor exacerbated by this application.

The use of the premises as a public house would fall within use class A4, and as such is not covered by this application and would require a specific grant of consent.

Human Rights/Equalities Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above.

The café has level access threshold and the applicant fully supports disabled/sports.

The human rights considerations have been taken into account fully in balancing the planning issues; furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

The application seeks to regularise a long standing business operation at the site and as such there are no objection to the use continuing. It is proposed to reflect the approved licensing hours and there are no objections to this. It is considered that there would be no adverse impact on the amenities of nearby residents or the surrounding area, and the proposal therefore complies with the Council's approved policies.

Recommendation: Grant permission, subject to conditions.

Conditions:

1. The café (Class A3) use approved by this permission shall not operate outside of the following hours:
 - 09.00hrs to 22.30hrs every day
 - 09.00hrs to 23.30hrs on a Thursday, Friday and Saturday upto a maximum of 10 occasions per calendar year

Reason: In the interests of the amenities of the locality in general and adjoining residential properties in particular.

2. The premises shall operate only as a D2/A3 mixed use, and shall not be used for any other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt and to control the precise use of the building in the interests of the amenities of the adjoining residents.

COMMITTEE	PLANNING COMMITTEE
DATE	28 October 2014
SUBJECT	Enforcement Protocol 2014
REPORT OF	Leigh Palmer Senior Specialist Advisor (Planning)

WARDS	All
PURPOSE	To seek Members' approval to the Updated Planning Enforcement Policy
CONTACT	Leigh Palmer leigh.palmer@eastbourne.gov.uk 01323 415 215
RECOMMENDATION	Members endorse the revised/updated Enforcement Policy and resolve that it be continued to be used as Council Policy.

Background

The current Planning Enforcement Policy Statement was adopted by the Council in April 2010. In the past four years there have been changes in legislation and in the Councils organisational structure, the Enforcement Policy requires updating and revising.

Revised Enforcement Policy Statement

The proposed changes to the previously adopted enforcement policy are modest and relate to updating legislative references and also clarity over the type and nature of the types of enforcement action that can be pursued.

Purpose of this report:-

The purpose of this information item is to bring to your attention to the Councils Enforcement Protocol (EP) as amended and updated.

The Policy statement continues to:-

- Promote the joined up enforcement approach, recognising that working closely with others from outside the planning service is essential to maximise outcomes

- Reflect and reinforce the more proactive work already undertaken by the by the planning enforcement processes and also by the Difficult Properties Group in taking positive action to improve the environment of the Borough and the amenities of its residents.
- Planning Committee will receive a quarterly report detailing the actions and outcomes relating to enforcement matters.

Financial and Staffing Implications:-

The enforcement function for Eastbourne Borough Council falls under Customer First with the Case Workers assisted by the Specialist Advisors administering the relevant processes.

It is considered that the current establishment is sufficient to continue to implement this enforcement policy.

Human Rights Implications

When deciding to take enforcement action, including prosecution, the rights of individuals un the Human Right Act will be carefully considered. Particular account will be taken of Article 6, the right to a fair trial and Article 8, the right to respect for private and family life, home and correspondence.

Conclusion

Since the Enforcement Policy was revised in April 2010 it has be successfully implemented bringing about significant changes in the Council's approach to enforcement issues in general.

Planning enforcement now enjoys a significantly higher profile than in the past. Public expectation is also higher and therefore a more robust policy document which more clearly identifies when and how action can be undertaken is required to ensure that these expectations can be met.

Recommendation:-

It is therefore recommended that Members endorse the revised/updated Enforcement Policy and resolve that it be continued to be used as Council Policy.

EASTBOURNE

Borough Council



**PLANNING
ENFORCEMENT
POLICY
STATEMENT**

Planning Enforcement Policy Statement

Adopted April 2010
REVISED OCT 2014



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This document is available free from
the Council's website or for the cost
of £15 including p&p.

Date: Oct 2014

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1. Introduction

The planning system operates to regulate the development and use of land in the public interest. The effective and proper enforcement of planning controls is essential to protect the local environment and interests of residents, visitors and businesses of the Borough from the harmful effects of unauthorised development.

This document sets out Eastbourne Borough Council's policy for the enforcement of planning control within the Borough.

Effective operation of this policy will support the Sustainable Community Strategy for East Sussex (Pride of Place) and the Council's Priorities in the Corporate Plan and reinforce the saved policies in the Adopted Borough Plan (2007) and the policies contained in the Eastbourne Local Plan 2027.

The National Planning Policy Framework at paragraph 207 states '*...effective enforcement is important as a means of maintaining public confidence in the planning system...*'

The need for effective enforcement is very important as it assists in-

- Tackling breaches in planning control which would otherwise have an unacceptable impact on the amenity of the area;
- Maintaining the integrity of the decision-making process;
- Helping to ensure that the public acceptance of the decision making process is maintained.

2. Context

Pride of Place' is the sustainable community strategy for East Sussex, setting out the key tasks needed to improve the quality of life in East Sussex by 2026.

Sustainable Community Strategy

The Council's approach to planning enforcement should be consistent with the objectives of the Sustainable Community Strategy (East Sussex Pride of Place), the relevant themes of which are:-

By 2026 Eastbourne will have:

Regeneration and Economy

- Well paid jobs for local people with a workforce skilled to match employment opportunities
- A modern sophisticated town that people want to live in, work in and visit with space for businesses to grow
- A broad economic base with diverse employment opportunities available

Environment

- Enjoy a higher quality of life through having a clean, safe and accessible natural, urban and marine environment
- Value and protect the environment, conserving and enhancing it for future generations
- See all new developments being planned and designed with minimal adverse impact on either the historic or the natural environment
- Be aware of the local implications of climate change and are actively seeking to reduce their carbon footprint

Housing

- A housing market that provides greater housing choices for all
- Successful, well run safe neighbourhoods supported by appropriate infrastructure and amenities

Crime and Disorder

- The main thrust of which is to ensure that, by 2026, Eastbourne will be a safe and secure place to live

Culture and Sport

- Cultural, sports and leisure facilities for everyone that will encourage community participation
- Historical, archaeological and built environments that celebrate and contribute to civic understanding

Planning enforcement has an important part to play in securing these objectives. In respect of the environment the planning enforcement service will play a vital role in tackling the issue of unsightly buildings thereby improving the visual amenities of the Borough. In addition, the promotion of a culture of positive and proactive planning enforcement will assist in meeting the Council's objectives relating to crime and disorder.

Council Priorities

The Council's key priorities include crime prevention and enforcement, with particular emphasis on "joined up enforcement". Co-operation with other Council service areas and external agencies (for example the Fire and Police Services, Environment Agency, etc.), is an integral part of the approach to enforcement and these working relationships will continue to be developed in the future in order to make the most effective use of available resources throughout the Council.

This 'joined up' approach has been used with great success in the Difficult Properties Group (DPG), a corporate group of officers from various departments of the Council, working together to maximize the impact of enforcement powers across all service areas (Housing, Environmental Health and Planning).

3. Council's Vision for Enforcement

The Council has a duty to investigate alleged breaches of planning control and has powers to remedy proven breaches by statutory and other means. Breaches of planning control are viewed very seriously and it is our policy to exercise these powers appropriately and rigorously so that development takes place in accordance with the appropriate legislation or conditions and limitations imposed on any planning permission.

The integrity of the development management process depends on the Council's readiness to take effective enforcement action when it is justifiable.

Public acceptance of the development management process is quickly undermined if unauthorised development, which is deemed unacceptable on planning merits, is allowed to proceed without any apparent attempt by the Council to intervene before serious harm to amenity results from it. The Council will therefore act positively and swiftly in tackling breaches of planning control in accordance with the considerations and processes described in Sections 5 and 7 of this Policy statement.

The purpose of this policy document is to ensure that councillors and officers, external agencies and the general public are aware of the Council's proactive approach to its planning enforcement responsibilities.

We are always trying to improve the service that we provide. All relevant comments that we receive will be taken seriously and used to help us improve services. Please contact us if you would like to make any comments or suggestions about our planning enforcement service.

4. Openness

In discharging their planning services responsibility Eastbourne Borough Council will:

- Review performance regularly and publish results.
- Planning Committee will be provided with a quarterly report detailing the actions and outcomes relating to enforcement matters.
- The Enforcement Policy will be subject to review at least every three years, but the Policy will be reviewed on a more regular basis if circumstances dictate;
- Provide information (subject to it not being covered by privacy/protection policies) and advice to individuals and organisations so as to remain transparent at all times;
- Keep all interested parties informed as to the progress with any investigation;
- Where formal action is necessary, make it clear as to why the Local Planning Authority intends to take, or has taken, enforcement action.
- Where it is decided that it is not expedient to take enforcement action any complainants will be informed of the reasons for this decision.

Each individual matter will be considered on its merits. There will be a consistent approach to enforcement action against breaches of similar nature and circumstance.

Where immediate action is considered necessary, an explanation of the reasons will be given at the time and confirmed in writing together with a timescale for implementation.

Where formal action is taken by the Council issuing a statutory enforcement notice, all parties served with a copy of the notice will be informed of the appeal procedure and advised in writing of the consequences of non-compliance with such a notice.

The Council will generally prosecute individuals or organisations who do not comply with any formal notice served on them, and when appropriate will take direct action, having regard to degree of harm and public safety.

5. General Approach to Enforcement

The integrity of the development management process depends on the Council's readiness to take enforcement action when it is considered expedient to do so. Parliament has given Local Planning Authorities the primary responsibility for taking whatever planning enforcement action is necessary within their area and the Council will always exercise its enforcement powers rigorously when it is considered expedient to do so.

It is important to note that the decision to take enforcement action is discretionary and that the Local Planning Authority should always act in a proportionate manner.

In considering the issue of expediency, the Council will have regard to:

- whether the breach of planning control unacceptably harms public amenity, or the authorised use of land and buildings merits protection in the public interest
- ensuring any enforcement action is commensurate with the breach of planning control to which it relates. Enforcement action will not normally be taken to remedy trivial or technical breaches of control which are considered to cause no harm to amenity
- ensuring that, if initial attempts to persuade an owner or occupier of a site to voluntarily remedy the harmful effects of unauthorised development fail, negotiations should not be allowed to hamper or delay whatever formal enforcement action may be required to make the development acceptable on planning grounds, or to compel it to cease, but bearing in mind that action cannot be progressed whilst an application or appeal are live.
- statutory time limits for taking enforcement action
- relevant planning policies and other material considerations

The identity of persons reporting suspected breaches of planning control will be treated as confidential unless the complainant authorises otherwise, or the complainant is required to give evidence at a public hearing, inquiry or court case.

The right to privacy under the Human Rights Act 1998 enhances and strengthens the Councils Policy on the protection of complainants. The Freedom of Information Act 2000 does not override this right to privacy

and therefore the identity of complainants will not be revealed to third parties, unless any of the circumstances above apply.

Where the success of an appeal or prosecution is dependent on evidence being provided by the person who reported the breach of planning control, the Council will discuss with the complainant whether they are willing to relinquish their confidentiality and provide the required evidence before proceeding with formal enforcement action or a prosecution.

When the breach of planning control has become 'established' i.e. immune from enforcement action by virtue of elapsed time the Council should make known the provisions for the application of a Certificate of Lawfulness which regularises and clarifies the situation. (Section 192 the Town and Country Planning Act 1990 as amended by Section 10 the Planning and Compensation Act 1991).

6. Type and Incidence of Enforcement Problems

i) Responding to complaints (Reactive)

The Council receives on average 300-400 planning enforcement related complaints/enquiries a year.

The majority of complaints are dealt with within a relatively short period of time as following investigation it is determined that either there was no breach of planning control, or the breach was of a minor technical nature that did not warrant formal action. The remainder are either resolved through negotiation or lead to formal enforcement action being taken to resolve the breach.

A variety of breaches occur throughout the Borough from:-

- unauthorised development,
- non-compliance with planning conditions
- unauthorised changes of use,
- to unauthorised advertisements,
- works to listed buildings and
- works to protected trees.

ii) Taking the initiative (Proactive)

There are a number of areas where the Council instigates positive action to remedy breaches of planning control or to remedy harm to the environment. These include:

- Action under Section 215 to remedy the environmental harm caused by unsightly land and buildings
- Monitoring of planning conditions to ensure that development is carried out in accordance with the approval issued
- The active monitoring of tourist uses within the Tourist Accommodation Area (as defined in the Eastbourne Local Plan 2027) to ensure that relevant policies are upheld.

7. Investigation of Suspected Breaches of Planning Control

i) Service Standards

Reports of suspected breaches of planning control if submitted via the web will be acknowledged instantly. Where a breach is reported via any other means there will be an acknowledgement issued within 5 days of receipt.

When reports are received by telephone or in person, the acknowledgement will be provided verbally at that time.

All other acknowledgements will be provided in writing via 'preferred method of contact' and or by letter or e-mail.

The acknowledgement will provide the name of the Officer investigating the matter and details of how they can be contacted.

To avoid the unnecessary use of resources anonymous reports of suspected breaches of planning control will not normally be pursued unless other evidence suggests that the breach is causing serious harm to the environment or the amenities of residents.

ii) Priorities

To make the most effective use of resources, all reports of suspected breaches of planning control will be investigated and progressed in accordance with a priority rating of 'High', 'Medium' or 'Low' depending on the nature of the breach and the degree of harm caused. Individual cases may be re-prioritised as the investigation progresses.

Typically cases will fall into following categories, although this is not an exhaustive list:

High priority:

- Demolition or alterations to a Listed Building
- Demolition in a Conservation Area that is causing immediate and irreparable harm
- Works to trees subject to a Tree Preservation Order or within a Conservation Area
- Development that is causing serious danger to public safety

Medium priority:

- Unsightly buildings or untidy land that is causing serious harm to the amenity of neighbours
- Development that causes serious harm to the amenities of neighbours or are contrary to significant policies in the Development Plan
- Unauthorised development that has gone undetected and the statutory time limit for taking enforcement action will expire within the next six months
- Disrepair of a Listed Building

Low priority:

- Advertisements causing serious harm to amenity
- Businesses being operated from home
- Minor works i.e. gates, walls, fences, domestic outbuildings and satellite dishes
- Untidy land, except where it causes serious harm to the amenity of neighbours

In most cases, a site visit will be required to establish whether or not a breach of planning control has occurred. The initial site visit will normally be undertaken by officers within the Neighbourhood First Team and be conducted within the following timescales:

- High priority cases – within one working day
- Medium priority cases – within ten working days
- Low priority cases – within fifteen working days

On completion of the initial site visit, the findings will be assessed and a view taken as to how the investigation will proceed.

Where no further action is proposed:

When it is proposed to take no further action, either because no breach has occurred, a minor or insignificant breach has occurred, or there is insufficient evidence to pursue the matter, the person reporting the suspected breach of control will be notified either verbally or in writing within 15 working days of the initial site visit that no further action will be taken and an explanation provided of the Council's reason(s).

Where further investigation is required:

Where it is not possible to determine from the initial site visit whether or not a breach of planning control has occurred, the person reporting the

suspected breach of control will be notified either verbally or in writing within 15 working days of the initial site visit that further investigation is required. Further investigation may involve additional site visits, documentary research, seeking advice from other Services or Agencies, seeking information from the person reporting the suspected breach of control, or the owner or other person responsible for the land or building.

In some cases, the Council may request the person reporting the suspected breach of planning control to assist with the investigation by providing a written log detailing the dates, times, duration and nature of the suspected breach. If the person reporting the suspected breach of planning control is unwilling to assist, they will be advised that this may result in the Council not being able to pursue the investigation due to insufficient evidence being available.

Where it appears to the Council that a breach of planning control may have occurred, it will consider serving a Planning Contravention Notice to obtain information relating to the suspected breach.

In cases where further investigation is required, the person reporting the suspected breach of planning control will be notified either verbally or in writing within 15 working days of the Council determining whether or not a breach of planning control has occurred, and if so, what course of action the Council intends to take.

Where a breach of planning control is established:

Where a significant breach of planning control is established, the person reporting the suspected breach will be notified which course of action the Council intends to take to secure regularization of the breach of planning control. In most instances this will involve one of the three following options:

- Attempt to negotiate a solution
- Invite the submission of retrospective application for planning permission
- Consider formal enforcement action

8. Consideration of Enforcement Action

Where it is established that a significant breach of planning control has occurred, the Council will determine whether or not to take formal enforcement action and the nature of such action. In determining this, the Council will have regard to the level of harm resulting from the breach. In assessing the level of harm, the Council will have regard to the saved policies in the Eastbourne Borough Plan, the Eastbourne Plan 2027, the National Planning Policy Framework and other material considerations.

Negotiating a solution:

The Council will normally try to negotiate a solution to regularize the breach of planning control without recourse to formal enforcement action. Such negotiations may involve the reduction or cessation of an unauthorised use or activity, or the modification or removal of unauthorised operational development.

Any negotiations will not be allowed to hamper or delay the consideration of enforcement action where the breach of control causes serious harm to amenity. It needs to be borne in mind however that formal action cannot be pursued whilst a planning application or appeal is under consideration. Where the Council is unable to negotiate an acceptable solution within a reasonable timescale, or it is clear at the outset that the breach is not capable of being remedied through negotiation, the Council will proceed with formal enforcement action where it is expedient and proportionate to do so.

Retrospective application for planning permission:

Where a significant breach of planning control has occurred, but no harm is being caused, or any harm caused might be removed or alleviated by the imposition of conditions on a planning permission, the person(s) responsible will be invited to submit a retrospective planning application within a specified time scale. In such circumstances it will be made clear that the invitation to submit a retrospective application is made without prejudice to any final decision the Council may take in the matter. If such an application is not submitted, the Council will consider whether or not it is expedient to take formal enforcement action. Generally this will be dependent on whether or not it is considered likely that had a planning application been submitted, permission would have been granted.

9. Powers available to the Local Planning Authority

Where it has been established that a significant breach of planning control has occurred, the Council will consider using its statutory powers to take action to remedy the breach. The use of these powers is discretionary but they will always be used when it is considered expedient to do so.

The Decision to take enforcement action or commence a prosecution will be taken in accordance with the delegation arrangements detailed in the Council's Constitution.

Requisition for Information Notices:

Under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 the Council can require the recipient of a requisition for information notice to supply in writing details of their interest in a property and provide details of anyone else having an interest in the property. A reply must be supplied within 14 days. A person who fails to comply with the requirements of a notice or makes a false statement in a reply is guilty of an offence punishable by a fine of up to £5,000.

Under section 330 of the Town and Country Planning Act 1990 the Council can require the recipient to state in writing the nature of their interest in a property and to state in writing the name and address of any other person known to them as having an interest in the property, as a freeholder, mortgagee, lessee or otherwise. Failure to return the form or to provide a misstatement is an offence punishable of up to £1,000.

Planning Contravention Notice (PCN): (S171C of the T&CP Act 1990)

A PCN can be served on the owner or occupier of the land in question or a person who is carrying out operations in, on, over or under the land or is using it for any purpose and where a suspected breach of planning is believed to exist. This notice may be issued under S171C of the T&CP Act 1990 The PCN will require the recipient to provide the information requested within 21 days relating to the breach of planning control alleged. Failure to comply with any aspect of the PCN is an offence for which the recipient can be prosecuted with the maximum fine being £1,000. To knowingly provide false information on a PCN can result in a fine of up to £5,000.

Breach of Condition Notice (BCN): (S187A of the T&CP Act 1990).

In cases of a significant breach of planning conditions it may be appropriate to serve a Breach of Condition Notice (BCN) (S187A of the T&CP Act 1990). Consideration should be given to the type of condition and the steps required to remedy the breach. Once issued and served the Notice does not take effect for 28 days although there is no appeal against a BCN. The failure to comply with the notice is dealt with by a prosecution in the Magistrates Court. The maximum fine is £1000. This may not be a sufficient deterrent in the more serious cases. The BCN is ideal for matters where the steps to be taken are relatively simple and can be readily achieved.

Where the breach of planning control relates to non-compliance with a condition on a planning permission or a limitation on a deemed planning permission has been exceeded, the Council will consider the expediency of serving a BCN.

The Breach of Condition Notice will specify the steps required to comply with the condition(s) or limitation(s), the date that it takes effect and the time period for compliance.

Enforcement Notice: (S172 of the T&CP Act 1990)

The Council will consider the service of an Enforcement Notice (S172 of the T&CP Act 1990) where unauthorized operational development or change of use has taken place and it is considered expedient to do so.

Where a breach of planning control exists and any harm caused would be removed or alleviated by the impositions of conditions on a planning permission, but the invitation to submit a retrospective planning application or rectify the breach voluntarily has been declined, the Council will consider the expediency of serving an Enforcement Notice.

The Enforcement Notice will specify the reason(s) for its service, the steps required to remedy the breach, the date that it takes effect and the time period for compliance.

The Notice shall be issued by the Council after authority has been given by the Senior Specialist Advisor (Planning). Service of an Enforcement Notice shall be made on any person with an interest in the land. The Notice will come into effect after a minimum period of 28 days. There is a mechanism for an appeal against the Notice. Once the Planning Inspectorate holds an appeal valid, the Enforcement Notice has no effect until the appeal has been heard and a decision published.

Failure to comply with the Enforcement Notice is a maximum fine on summary conviction of £20,000

Listed Building Enforcement Notice and Conservation Area Enforcement Notice: (S38-46 of the Planning (Listed Buildings and Conservation Areas) Act 1990)

If the breach of planning control relates to a Listed Building or the demolition of an unlisted building in a Conservation Area the Council will consider the expediency of serving a Listed Building Enforcement Notice and where appropriate, commencing a prosecution in the Courts.

Stop Notice: (S183 of the T&CP Act 1990)

Where a breach of planning control is causing very serious harm to public amenity and the environment, and this harm could not be removed or alleviated by the imposition of conditions on a planning permission, the Council will consider the expediency of serving a Stop Notice (at the same time or after the service of an Enforcement Notice).

In cases where urgent action is necessary to bring about a cessation of a relevant activity before the expiry of the period of compliance of the related Enforcement Notice.

The Stop Notice will refer to the Enforcement Notice to which it relates, specify the activity or activities that are required to cease and the date that it takes effect. Failure to comply with the notice is an offence. The maximum fine on summary conviction is £20,000.

Temporary Stop Notice (S171E of the T&CP Act 1990)

A temporary Stop Notice can be served without the service of and Enforcement Notice. Failure to comply with the temporary stop notice is an offence. The maximum fine on summary conviction is £20,000.

Section 215 Notice: (S215 of the T&CP Act 1990)

In cases where the amenity of an area is adversely affected by the condition of land or buildings, the Council will consider serving a Notice under s.215 of the Town and Country Planning Act 1990.

The Notice will specify the steps required to be taken to remedy the condition of the land or buildings, the time period within which the steps must be taken and the date that it takes effect. The Council will firstly write to the owner of the land or building requesting improvements to be made before considering the service of a formal notice.

As S215 Notice takes effect after 28 days service during which time an appeal can be made in the Magistrates Court. Failure to comply with the S215 notice is an offence. The maximum fine on summary conviction is £1,000 for initial non-compliance and £100 for each day following the first conviction

Prosecution:

The Council will consider commencing a prosecution in the Courts against any person who has failed to comply with the requirement(s) of any of the following Notices where the date for compliance has passed and the requirements have not been complied with.

- i) Enforcement Notice
- ii) Listed Building Enforcement Notice
- iii) Conservation Area Enforcement Notice
- iv) Breach of Condition Notice
- v) Section 215 Notice
- vi) Stop Notice (including temporary stop notice)

The Council will also consider commencing a prosecution in the Courts where:

- a) unauthorised works have been carried out to trees subject to a Tree Preservation Order, or in a designated Conservation Area
- b) an advertisement is being displayed without the necessary consent and the Council's request to remove it within a specified timescale has been declined or ignored
- c) unauthorised works have been carried out to a Listed Building.
- d) unauthorised demolition has been carried out in a Conservation Area
- e) the recipient of a Planning Contravention Notice has failed to provide a response within the prescribed time period or has supplied false or misleading information

Before commencing any legal proceedings the Council will be satisfied that there is sufficient evidence to offer a realistic prospect of conviction and that the legal proceedings are in the public interest.

Injunction:

"Where an Enforcement Notice has not been complied with and, because of the special circumstances of the case, neither direct action or prosecution would be an effective remedy, the Council will consider applying to the Court for an Injunction under s.187B of the 1990 Act. An injunction can also be applied for where there is clear evidence that a breach of planning control is apprehended but has not actually occurred. Such action will

only be considered if the breach, actual or apprehended, is particularly serious and is causing or likely to cause exceptional harm".

Direct Action:

Where any steps required by an Enforcement Notice or s215 Notice have not been taken within the compliance period (other than the discontinuance of the use of land), the Council will consider whether it is expedient to exercise its power under s.178 of the Town and Country Planning Act 1990 (as amended) to:-

- (a) enter the land and take the steps to remedy the harm; and
- (b) recover from the person who is then the owner of the land any expenses reasonably incurred by them in doing so.

High Hedges:

From the 1 June 2005 Local Authorities have had the power, under Part 8 of the Anti-Social Behaviour Act 2003, to adjudicate on disputes over high hedges. In cases where the Council finds in favour of the complainant the Council will ensure, through enforcement action if necessary, that any specified schedule of remedial works is carried out.

Monitoring of Conditions:

The Council actively monitors conditions to ensure that development is carried out in accordance with a planning permission. Failure to comply with a planning condition will be viewed seriously and appropriate action taken in accordance with the powers outlined above.

10. The Council's Policies for Enforcing Planning Control

POLICY EN1: General Enforcement Policy 1

The Council recognises the importance of establishing effective controls over unauthorised development, to assist in the preservation and enhancement of the qualities of both the built and natural environment, and to protect public amenities and will vigorously exercise its enforcement powers to ensure that development takes place in accordance with the appropriate legislation or conditions and limitations imposed on any planning permission.

POLICY EN2: General Enforcement Policy 2

The Council will exercise all reasonable powers granted under the provisions of the Town and Country Planning Act 1990, including all other subordinate legislation, to control unauthorised development effectively having regard to the significance and seriousness of the breach, the policies in Development Plan and all other material considerations.

POLICY EN3: General Enforcement Policy 3

In considering enforcement action, the Council will assess whether the breach of planning control unacceptably affects public amenity or causes harm to land or buildings.

POLICY EN4: Serious Breaches of Planning Control

The Council will immediately commence planning enforcement action against any unauthorised development which has a seriously adverse impact on public amenity or causes unacceptable harm to land or buildings.

POLICY EN5: General Approach for Other Breaches of Planning Control

The Council will attempt to persuade an owner or occupier of land to remedy voluntarily any harmful effects of unauthorised development. The Council will not, however, allow discussions to delay any necessary formal enforcement action to make the development more acceptable on planning grounds, or to make it cease.

POLICY EN6: Derelict or Unsightly Land or Buildings

Where a building or land is in a condition which seriously detracts from, or affects the visual amenity of an area, the Council will take the following measures:

- (a) the owner will be requested in writing to improve the appearance of the land or building(s);*
- (b) where no improvement works are carried out within a reasonable time (as specified in writing), the Council will serve a Notice under Section 215 of the Town and Country Planning Act 1990;*
- (c) where the Notice has not been complied with prosecution proceedings will be commenced and consideration will be given to entering the land and carrying out the works in default.*

POLICY EN7: Protection of Tourist Accommodation

Within the Tourist Accommodation Area, designated in the Eastbourne Borough Plan and the Eastbourne Plan 2027, enforcement action will be taken against the unauthorised change of use of Tourist Accommodation to any other use unless it can be proven that the change of use meets the viability criteria in the Council's Supplementary Planning Guidance: "Assessment of Financial Viability of Tourist Accommodation".

POLICY EN8: Development Without Planning Permission

Where development has been, or is in the process of being, carried out without planning permission and where immediate action under Policy EN2 would not be justified, the following steps will be taken:

- (a) an assessment will be made to establish if it is likely that unconditional planning permission could be granted;*
- (b) If planning permission is likely to be granted, the submission of a retrospective planning application will be invited;*
- (c) where a retrospective planning application has been requested but not submitted within a reasonable time, a planning contravention notice will be served;*
- (d) where there is no specific planning objection to the development, further enforcement action will not normally be considered appropriate;*
- (e) where the development is considered to cause demonstrable harm then formal enforcement action will be taken.*

POLICY EN9: Development Not in Accordance With Approved Plans

- (a) *Where development is carried out with planning permission, but it does not strictly accord with the approved plans, an assessment will be made to establish whether the changes from the approved plans are sufficiently material to constitute new development, requiring a separate planning permission or whether they can be dealt with under a non-material change application. Where the changes are of a very minor nature they may sometimes be considered as being "de-minimus" (i.e. so small that they are of no consequence) and no action will be taken;*
- (b) *where development is being carried out which is considered to be significantly different from the approved plans and the changes cause serious harm to public amenity, immediate enforcement action may be taken, including the issue of a Stop Notice or Enforcement Injunction to stop the unauthorised development.*

POLICY EN10: Imposition Of Conditions To Make Development More Acceptable

Where development has been carried out without planning permission and the development could only be made acceptable by imposing conditions to overcome planning objections, the Council will request the submission of a retrospective application for planning permission. If after a reasonable period no application has been submitted, an Enforcement Notice will be issued. The notice will have the effect of granting planning permission subject to full compliance with those steps specified in the notice which will address any harm caused by the development.

POLICY EN11: Non-compliance With Conditions

Where conditional planning permission has been granted for development but conditions have not been complied with, a Breach of Condition Notice or Enforcement Notice will be served where demonstrable harm is caused by the development.

POLICY EN12: Minor Variations To Works Carried Out Under 'Permitted Development' Rights

Where development carried out under permitted development rights exceeds the limitations specified in the relevant Order the Council will not necessarily take enforcement action solely to counteract a slight variation over what would be permitted, unless the excess causes unacceptable harm to public amenity.

POLICY EN13: Retrospective Applications

Where unauthorised development has been carried out which causes serious harm to amenity, the submission of a retrospective application will not be encouraged and will not stop enforcement action being taken. When a retrospective application has been refused and enforcement action has not already been taken in accordance with the Council's enforcement policies, the applicant will be advised that an enforcement notice is to be issued.

POLICY EN14: Refusal of Retrospective Applications

Where retrospective planning permission has been refused, enforcement action will be taken and the appropriate Notices served even if an appeal has been lodged against the refusal of planning permission.

POLICY EN15: Trivial or Technical Breaches of Planning Control

Formal enforcement action will not normally be taken against trivial or technical breaches of planning control that cause no material harm to amenity.

POLICY EN16: Unauthorised Works to Listed Buildings

Where works without consent have been carried out to a listed building and they materially affect its character and appearance either internally or externally, consideration will be given to issuing a Listed Building Enforcement Notice and/or starting criminal proceedings.

POLICY EN17: Unauthorised Development in Conservation Areas

Where development has been carried out in a conservation area without planning permission or conservation area consent, and the development does not preserve or enhance the character and appearance of the area, enforcement action will be considered in accordance with the general enforcement policies EN1 to EN5.

POLICY EN18: Unauthorised Business Development where Re-Location is feasible

Where business development has been carried out without planning permission and it is unacceptable on the site, alternative acceptable sites, if available, will be investigated, with a timetable to allow for re-location. If the timetable is ignored, an Enforcement Notice may be issued giving a reasonable time to allow re-location to take place.

POLICY EN19: Acceptable Unauthorised Development by Small Businesses

Where development has been carried out by a small business without planning permission, consideration will be given to allowing the business to continue operating acceptably from the site or operate less intensively.

POLICY EN20: Unauthorised Development by Small Businesses

If unauthorised activity by a small business cannot be allowed to continue, an Enforcement Notice may be issued giving a realistic time to stop the activity and allow for re-location if necessary. Where it is clear to us that serious attempts are being made to comply with the requirements of the Enforcement Notice, consideration may be given to extending the time for compliance.

POLICY EN21: Display of Illegal Advertisements

Where an advertisement which has been displayed without express consent causes serious harm to amenity or public safety the Council will ask for it to be removed. Where the advertisement continues to be displayed, prosecution proceedings will be commenced.

POLICY EN22: Fly Posting

Where resources permit, all posters illegally displayed will be removed. Where fly-posting has been carried out on sensitive sites and it causes serious harm to the character or amenity of the area, prosecution proceedings will be commenced against all those responsible for its display.

POLICY EN23: Advertisements on Listed Buildings

Where an advertisement has been displayed on a listed building without consent, and that advertisement adversely affects the character and appearance of the building or compromises its setting, the Council will ask for it to be removed. Where the advertisement continues to be displayed, action will be taken to secure its removal.

POLICY EN24: Retrospective Applications for Advertisement Consent

Where a retrospective application for express consent has been refused, the applicant will be asked to remove the advertisement within a specified time. If the advertisement continues to be displayed, proceedings will be commenced even if an appeal has been lodged against the decision to refuse consent.

POLICY EN25: Lawful Uses or Activities

Where unauthorised development has taken place but it is claimed that the use or activity is lawful, the submission of an application for a lawful development certificate will be invited. A lawful use or activity will not be conclusively accepted unless a certificate has been granted. Where a certificate has not been granted, enforcement action will be considered in accordance with the general enforcement policies EN1 to EN5.

POLICY EN26: High Hedges Applications

In cases where the Council finds in favour of the complainant the Council will pursue the necessary enforcement action to ensure that that the specified schedule of remedial works is carried out within a specified timescale.

POLICY EN27: Resources for Effective Planning Enforcement

The Council will commit reasonable resources to ensure effective implementation and maintenance of planning enforcement control.

11. Complaints About the Service

If you are unhappy about the advice given, action taken or the level of service you have received from the Planning Service in relation to how it carries out its enforcement functions you can submit a complaint online using our online complaints form which is available on the Council's website at:

<http://www.eastbourne.gov.uk/about-the-council/complaints/make-a-complaint/>

Alternatively you may complain in person, on the telephone, by letter, by email or using the complaints form available in Council receptions.

Complaints will normally be handled by the Senior Specialist Advisor (Planning).

We will reply to you within ten working days of receiving your complaint. Most complaints will receive a full response within this time although some may take longer to investigate. If this is the case we will inform you within ten working days and explain the reasons for the delay.

If you are not satisfied by the manager's response you can lodge a formal complaint by writing to:

Customer First
Eastbourne Borough Council
1 Grove Road
Eastbourne
BN21 4TW

Again you will receive a response within working ten days. If you are still not satisfied you then have the option of taking your complaint to the Local Government Ombudsman.

Local Government Ombudsman

PO BOX 4771

Coventry

CV4 0EH
Phone: 0300 061 0614

The Local Government Ombudsman's website has all the information and forms you will need to submit a complaint. The website address is:
<http://www.lgo.org.uk/>

APPENDIX 1

Legislative Framework and Government Guidance

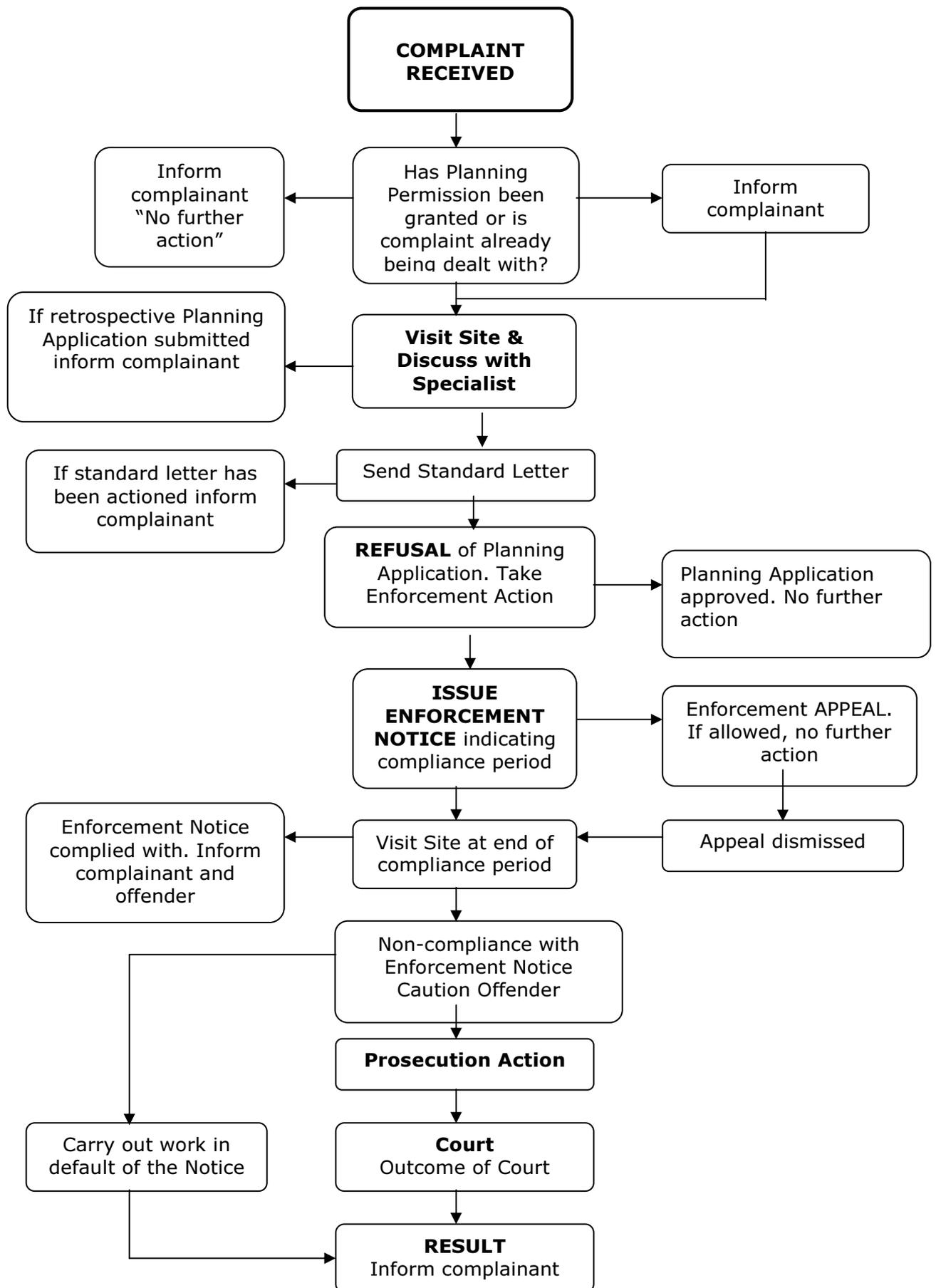
The Council's powers in relation to planning enforcement are set out in the following Acts of Parliament, Orders and Regulations:

- *The Town and Country Planning Act 1990 (as amended)*
- *The Planning (Listed Building and Conservation Areas) Act 1990*
- *The Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*
- *Town and Country Planning (Trees) Regulations 1999*
- *The Town and Country Planning (General Permitted Development) Order 1995 (as amended)*
- *The Town and Country Planning (Use Classes) Order 1987 (as amended)*
- *Police and Criminal Evidence Act 1984 (as amended)*
- *Data Protection Act 1988.*
- *Freedom of Information Act 2000.*
- *Regulation of Investigatory Powers Act 2000.*
- *Criminal Procedure and Investigations Act 1996.*
- *Anti-social Behaviour Act 2003 (High Hedges legislation).*

Advice from Central Government on planning enforcement is set out primarily in the following documents:

- *The National Planning Policy Framework 2012*
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- *Planning Practice Guidance 2012*
<http://planningguidance.planningportal.gov.uk/>

APPENDIX 2- ENFORCEMENT COMPLAINTS PROCESS FLOWCHART



COMMITTEE	PLANNING COMMITTEE
DATE	28 October 2014
SUBJECT	Smarter Planning Champion Status 2014
REPORT OF	Leigh Palmer Senior Specialist Advisor (Planning)
<hr/>	
WARDS	All
PURPOSE	To advise members of the Smarter Planning Champion accreditation scheme.
CONTACT	Leigh Palmer leigh.palmer@eastbourne.gov.uk 01323 415 215
RECOMMENDATION	Members to note the content of this information report.
<hr/>	

Background

The Government's online planning and building regulations resource 'The Planning Portal' has developed an accreditation scheme for participating members focusing on the delivery of best practice in the submission of online planning applications.

In an environment where there are ever increasing demands on the local government resources it is considered that the development of digital ways of working will assist in saving time, money and carbon for all those engaged in the planning process.

Smarter Planning Initiative

Eastbourne Borough Council has been awarded the 'Smarter Planning Champion' status in recognition of the service area's drive for efficiency and the continued improvement in the delivery of the service.

Eastbourne Borough Council are the 75th Council out of 385 to receive this accreditation.

To achieve its Smarter Planning Champion status Eastbourne Borough Council has had to demonstrate that it is actively applying best practice in

the processing of online planning applications - saving time and resources as well as money and carbon for all of its users.

Members will be aware that over the last year or so a number of Civica products have been rolled out across a number of service areas; these have supported a number of customer facing and back office functions of the Council.

This roll out of software and hardware has now resulted in full integration between the Council's planning function, the Council's web site and the Planning Portal. This full integration now means that the end to end planning function can now be commenced and concluded electronically without the reliance on a paper file (receipt, fee payment, consultation, evaluation and decision).

This integration now means that the electronic submission (via the Planning Portal) rate has risen to approximately 80-90% of all applications received, this rate exceeds the national average of 70% and places Eastbourne at the head of East Sussex authorities.

This integration all means that the Council strives to maintain its paperless ways of working by communicating with applicants/agents electronically throughout the decision making process including electronic validation (on screen), electronic case files that can be accessed remotely, registration on screen, e-consultation and e-decision notices.

Next Steps:

The Council are now entitled to host the 'Smarter Planning Champion' logo on its web site and outgoing correspondence.



In addition the Council have pledged to use its best endeavours to continue to promote 'digital' first ethos for its planning function and where possible seek/support our regular planning agents in their attempts to obtain accreditation.

Recommendation:

It is therefore recommended that Members note the content of this report.

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COMMITTEE **PLANNING COMMITTEE**

DATE **October**

SUBJECT **SUMMARY OF PERFORMANCE OF THE PLANNING SERVICE FOR 2nd QUARTER (Jul-Sep) OF 2014-15**

REPORT OF **Leigh Palmer Senior Specialist Advisor (Planning)**

WARDS **All**

PURPOSE **This report provides a summary of performance in relation to key areas of the Development Management Services for the relevant period**

CONTACT **Leigh Palmer**
Leigh.palmer@eastbourne.gov.uk
01323 415 215

RECOMMENDATION **That Members note the content of this report**

1 Background

Members will be aware that together we deal with a whole host of planning applications covering a range of differing forms of development.

Given the many varied types of planning application received Central Government require that all Councils report the performance in a consistent and coherent manner. To this end and for reasons the many varied applications are clumped together into three broad categories Major, Minor and Others.

In broad terms the types of application falling into these categories are outline below.

MAJOR DEVELOPMENT	MINOR DEVELOPMENT	OTHER DEVELOPMENT
10+ Dwellings / Greater .5Ha	1-9 Dwellings/ greater .5Ha	Householder applications
Office/light industrial greater 1000sqm/ 1Ha	Office /light industrial up to 999sqm under 1Ha	Change of use
General industrial greater 1000sqm / 1Ha	General Industrial up to 999sqm under 1 Ha	Adverts
Retail greater 1000sqm / 1Ha	Retail up to 999sqm under 1 Ha	Listed Building
Gypsy & Traveller 10+ Pitches	Gypsy & Traveller 0-9 Pitches	Conservation Area Applications
		Certificates of Lawfulness
		Notifications

In analysing the performance for the processing of these differing types of application the Government do allow 13 weeks for the processing major applications and 8 weeks for processing the Minor and Other categories.

The figures below give the development control performance figures against these categories and for the calendar year 2013 and the first quarter of 2014.

In addition this report also includes information about the recent appeal decisions and Members should note that any decision made to refuse an application opens the potential for an appeal by the applicant to the Planning Inspectorate.

As Members will be aware the majority of the applications received are granted planning permission, however for those that are refused and challenged through to an appeal it is considered important to analyse the appeal decisions in order to determine and evaluate whether lessons need to be learnt, or interpretations need to be given different weight at the decision making stage.

In addition the evaluation of the appeal decisions will also go some way to indicate the robustness and the correct application of the current and emerging policy context at both a local and national level.

2 Special Measures

Members will be aware that along with all Councils our performance has to be reported to Central Government and where authorities are deemed to be underperforming then they will be placed in 'special measures'.

As from June 2014 the Government have imposed two criteria against which Councils will be assessed, these are:-

- Where Councils have received more than 10 major applications over a rolling two year period then no more than 40% should take longer than 13 weeks to deal with.
- Where Councils have received more than 10 major applications over a rolling two year period 20% of decisions on major applications are overturned at appeal.

Members will note therefore that it is important to keep abreast of all decisions with regard to maintaining performance above the 'special measure' thresholds

3 All Decisions

It is clear therefore that with the regular (quarterly) reporting of this report to Planning Committee issues, trends and pressures could readily be identified.

TABLE 1

2013 Whole Year	TYPE	NUMBER
	All determined	574
	Delegated	510 (89%)
	Granted	521 (91%)
	Refused	49 (9%)
2014 Q1 (Apr – Jun)		
	All determined	166
	Delegated	143 (86%)
	Granted	156 (94%)
	Refused	10 (6%)
2014 Q2 (Jul - Sep)		
	All determined	146
	Delegated	125 (86%)
	Granted	129 (88%)
	Refused	17 (12%)
2014 Q3 (Oct - Dec)		
2014 Q4 (Jan - Mar)		

TABLE 2

2014 Whole Year	TYPE	NUMBER
	All determined	312
	Delegated	268 (86%)
	Granted	285 (91%)
	Refused	27 (9%)

It is clear from the tables above that the volume of the cases determined during Q1 & Q2 (Table 2 above) have percentage levels consistent with the whole year (2103) percentage.

It is considered that in granting planning permission for 91% of all applications received that the planning services of Eastbourne Borough

Council have supported/stimulated the local economy and also helped to meet the aspirations of the applicants and only where there are substantive material planning considerations is an application refused.

The table below highlights the speed of decision against the three Government categories (Major Minor and Other).

It is clear from the table below that the team are performing over the National PI threshold and that there are, at this time, no special measure issues.

TITLE	Q1 14/15 %	Q2 14/15 %	Q3 14/15 %	Q4 14/15 %	Year in total (Rolling Performance)	TARGET PI %	SPECIAL MEASURES PI
MAJOR	50	60	86		74	60	20
MINOR	76	78	77		77	65	0
OTHER	88	90	85		86	80	0

In addition to the formal applications received the Council offer a free pre application advice service. The table below indicates the numbers of pre-application enquiries received by the Council for the year to date.

NAME	NUMBER
PRE APP	53
PRE APP HOUSEHOLDER	92
PRE APP MEDIUM	73
PRE APP MAJOR	8
TOTAL	226

This information is considered to be relevant given that it is a barometer as to the workload of the team and members should note that our returns to central government are based a pre-described application categories and they do not necessary highlight the volume of work going through the Planning section of the Council.

Appendix No1 includes further application data by ward.

4 Refusals

Members requested further information on the number and break down of the refusal issued. This information is highlighted within tables 4&5 below.

Member should be aware that in common with other years we refuse under 10% of the applications received.

TABLE 3
REFUSALS BY WARD

DV Devonshire	6
HP Hampden Park	1
MD Meads	5
OT Old Town	3
RN Ratton	4
SA St Anthonys	2
UP Upperton	6
Grand Total	27

TABLES 4&5

REFUSAL BY DECISION LEVEL

COMMITTEE

UP Upperton	140108	60 Watts Lane, Eastbourne	Two storey extension to form self-contained unit adjoining the	P21 HOUSEHOLD DEV	CCC
DV Devonshire	140119	Land At The Corner Of, Firl Road & Beltring	Outline application (For Access, Appearance, Layout and Scale) for	P13 MINOR DWELLINGS	CCC
DV Devonshire	140177	32-34 Eshton Road, Eastbourne	Proposed single storey rear extension, together with an increase in	P18 ALL OTHER MINOR DEV	CCC
OT Old Town	140420	12 Manvers Road, Eastbourne	Proposed loft conversion, including hip to gable roof enlargement with	P21 HOUSEHOLD DEV	CCC
OT Old Town	140425	14 Manvers Road, Eastbourne	Proposed loft conversion, including hip to gable roof enlargement with	P21 HOUSEHOLD DEV	CCC
HP Hampden Park	140451	Inglewood Nursing Home, 9-9 Nevill Avenue	Proposed 2-storey extension to provide 10 additional residents	P18 ALL OTHER MINOR DEV	CCC
DV Devonshire	140682	Westways Guest House, 10 Rylstone Road, E	Change of Use from a Bed & Breakfast (Class C1) to a House for	P20 CHANGE OF USE	CCC
SA St Anthonys	140740	3 Churchdale Place, Eastbourne	Erection of a two storey, two bedroom attached dwelling.	P13 MINOR DWELLINGS	CCC
DV Devonshire	140781	Land Rear Of 11 To 23, Eshton Road, Eastbour	Erection of two detached single storey dwellings.	P18 ALL OTHER MINOR DEV	CCC

DELEGATED

MD Meads	140167	Flat 4, 3 Grange Gardens, Eastbourne	Replacement windows, to replace the existing timber windows with	P18 ALL OTHER MINOR DEV	DDD
RN Ratton	140306	The Parkfield, Lindfield Road, Eastbourne	Display of 1 x externally illuminated totem sign on grass verge (App	P22 ADVERTISEMENT	DDD
UP Upperton	140355	71 Greys Road, Eastbourne	Proposed loft conversion to rear with mansard roof	P21 HOUSEHOLD DEV	DDD
UP Upperton	140497	The Cedars, 26 Upperton Road, Eastbourne	Provision of internal stairs and rooflight to provide access on to	P21 HOUSEHOLD DEV	DDD
SA St Anthonys	140559	Land adjacent to, 29 Filder Close, Eastbourne	Proposed new end of terrace two storey dwelling to extend the existing	P13 MINOR DWELLINGS	DDD
RN Ratton	140568	8 Lodge Avenue, Willingdon	Erection of first floor addition to rear and side (North West)	P21 HOUSEHOLD DEV	DDD
RN Ratton	140570	3 Eridge Road, Eastbourne	Construction of 2no. dormers, to the front and rear of the property,	P21 HOUSEHOLD DEV	DDD
UP Upperton	140626	Flat 1, Claire Court, 9 Upperton Gardens, East	Replacement windows to basement flat.	P18 ALL OTHER MINOR DEV	DDD
UP Upperton	140640	The Enterprise Centre Management Office, 1	Construction of a ramp and bridge to access the first floor of the	P18 ALL OTHER MINOR DEV	DDD
OT Old Town	140649	5 Peppercombe Road, Eastbourne	Erection of balcony to the rear elevation at first floor level.	P21 HOUSEHOLD DEV	DDD
DV Devonshire	140665	118-120 Seaside, Eastbourne	Proposed change of use of ground floor shop unit to 2no.	P13 MINOR DWELLINGS	DDD
MD Meads	140680	Birley House, 13 College Road, Eastbourne	Two-storey side extension to form an additional 3no. self-contained	P18 ALL OTHER MINOR DEV	DDD
DV Devonshire	140748	87 Longstone Road, Eastbourne	Retrospective application for permission to erect decking at rear on	P18 ALL OTHER MINOR DEV	DDD
RN Ratton	140784	230 Willingdon Road, Eastbourne	Erection of dormers to side and rear, with 3 rooflights, to create	P21 HOUSEHOLD DEV	DDD
MD Meads	140788	10 Blackwater Road, Eastbourne	Creation of a driveway for one car and crossover from public highway	P21 HOUSEHOLD DEV	DDD
MD Meads	140810	Flat 2 Croham Cliff, 15 Darley Road, Eastbour	Replacement of one timber-framed window, to front, with PVC double	P21 HOUSEHOLD DEV	DDD
MD Meads	140867	The Pilot, 89 Meads Street, Eastbourne	Display of one painted wooden sign illuminated by Existing LED	P22 ADVERTISEMENT	DDD
UP Upperton	140845	9 Moat Croft Road, Eastbourne	Proposed two storey extension to existing side elevation to form	P13 MINOR DWELLINGS	DDD

5 Appeals

As commented above all applications that are refused have to the potential to be appealed by the applicant. The Council for the first 6 months of the calendar year (up until the end of June) have received 7 appeals; some of these appeals have not yet been decided but all appeals received are reported below.

Appeals received by ward/count & Appeal by development type/application

TABLE 6&7

DV Devonshire	1
HP Hampden Park	1
MD Meads	3
RN Ratton	1
UP Upperton	5
Grand Total	11

ADV Advertisement	1
HHH Householder	2
PCJ Prior Notification Class J	1
PPP Planning Permission	6
RMT Reserved Matters	1
Grand Total	11

TABLE 8

ADV Advertisement
140867
The Pilot, 89 Meads Street, Eastbourne
Display of one painted wooden sign illuminated by Existing LED Dec Level Delegated
Officer Recommendation Refuse
Appeal decision Appeal decision expected
HHH Householder
131058
19 Sydney Road, Eastbourne
Retrospective application for the installation of decking and guardrails to flat roof at rear, with removal of bedroom window, to be replaced with access door to decking.
Dec Level Committee
Officer Recommendation Refuse
Appeal decision Appeal decision dismissed Significant detrimental impact upon residential amenity
140108
60 Watts Lane, Eastbourne
Two storey extension to form self-contained unit adjoining the existing detached private house, with internal linking access doors.
Officer Recommendation Approve
Dec level Committee
Appeal decision Appeal decision expected
PCJ Prior Notification Class J
131057
1 Grove Road, Eastbourne
This is a test application to test upgrade
PPP Planning Permission
130175
1-6 The Courtyard, Wharf Road
Variation of condition 4 of permission EB/1999/0124 to permit the installation of gates across the entrance to the courtyard.
Dec Level Committee

<p>Officer Recommendation Approve</p> <p>Appeal Decision Dismissed Gates were deemed to be harmful to the character of the area</p>
130329
Gordon Lodge, 25 St Annes Road, Eastbourne
<p>Construction of a three storey extension at rear and conversion of the</p> <p>Dec Level Committee</p> <p>Officer Recommendation Approve</p> <p>Appeal Decision Dismissed Lack of Signed S106 All other issues deemed to be acceptable</p>
130424
Beverly Court, 2-3 South Cliff, Eastbourne
<p>Replacement of Single-Glazed Wooden Framed Windows and Exterior Doors</p> <p>Dec Level Delegated</p> <p>Officer Recommendation Refuse</p> <p>Appeal decision Appeal allowed 'Rehau heritage' windows used and improvement in energy efficiency outweighs small risk to harm to the Conservation Area</p>
130786
15 Hartfield Road, Eastbourne
<p>Erection of 1 No. 3 bed detached chalet bungalow.</p> <p>Dec Level Committee</p> <p>Officer recommendation Refused</p> <p>Appeal Decision Dismissed; the scheme would not preserve or enhance the appearance of the conservation area, overlooking from adjoining properties and would not be promoting a good living environment for the likely occupiers, no impacts upon the living conditions of No 1 Eversfield.</p>
140167
Flat 4, 3 Grange Gardens, Eastbourne
<p>Replacement windows, to replace the existing timber windows with matching upvc windows.</p> <p>Dec Level Delegated</p> <p>Officer Recommendation Refuse</p>

Appeal decision Dismissed replacement windows in this instance would be harmful to the character and appearance of this building within the conservation area.
140451
Inglewood Nursing Home, 9-9 Nevill Avenue, Eastbourne
Proposed 2-storey extension to provide 10 additional residents
Dec Level Committee
Officer Recommendation Approve
Appeal decision Appeal decision expected
RMT Reserved Matters
130468
Land East Of Kings Drive, Kings Drive, Eastbourne
Application for approval of reserved matters (Details of the Dec Level Committee
Officer Recommendation Approve
Appeal Decision Withdrawn

Appeal Analysis Table 9

	Approve – Member Overturn Allowed	Approve – Member Overturn Dismissed	Refuse – Member Support Refusal Allowed	Refuse – Member Support Refusal Dismissed
2013	7 (28%)	4 (16%)	2 (8%)	12 (48%)
2014	N/A	2 (33%)	1(16%)	3 (50%)
2015				
2016				
2017				

Appeal Analysis Table 10

Year	Special Measures PI (%)	No of Majors Overturned at Appeal (number and %)
2014	20	1 (100%)
2015	N/A	N/A
2016	N/A	N/A
2017	N/A	N/A

2018	N/A	N/A
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The above table 9 identifies the relevant decision permutations and it is deemed that the sample for the first quarter in isolation is not meaningful and will be further reviewed during the year.

It is accepted that Eastbourne due to the nature and type of the borough statistically receive few major applications and as such we may not get above the commencement survey threshold of more than 10 applications. Notwithstanding this it is considered Important to review and analyse all appeal decisions across all application types as an indicator that we have applied a sound planning judgement at both delegated and planning committee level.

Appeal Analysis Table 9 Column 1

Officer recommendation for approval – Member overturned – Appeal Allowed It is important to keep a watching brief on this column as this is often the scenario where costs are awarded against the Council. Notwithstanding this at the time of reporting it is acknowledged that the % of cases in this column is generally consistent with other survey periods.

It is accepted that at times there are differences of opinion between officers and Members however given that this figure/percentage has not significantly increased is an indication that all parties are aligned in their thinking and are consistent with established policy and National Advice.

Appeal Analysis Table 9 Column 2

Officer recommendation for approval – member overturned – appeal dismissed (Officers were wrong and Members were right) This shows that officers are not always right, but the volume of cases in the category is modest.

Appeal Analysis Table 9 Column 3

Officer recommendation for refusal – Member support for refusal (committee or delegated) – Appeal allowed – Officers and Member were wrong. This shows that officer and Members are in tune but the officers have been over zealous with their recommendation and it has not been supported by the planning Inspectorate. This % has remained constant over time but again this needs to be monitored as it is an indication that Officers may not follow planning policy/advice and skewing recommendations following neighbour concerns or trying to second guess the outcome of planning committee. In essence it is important that officers do not shy away from making difficult recommendations if the recommendation is in accordance with national and local advice/policies.

Appeal Analysis Table 9 Column 4

Officer recommendation for refusal – Member support for recommendation (committee or delegated decisions) – appeal dismissed (officers and Members were right). This column shows when Officers and Members are in tune and supported by the Planning Inspectorate. The Higher the % the better, Members will note that this category is usually by far the largest.

Appeal Costs

As members will be aware the appeal process can award costs of the appeal to any party where the counter party has acted in an unreasonable manner. During the survey period the Council received two awards of costs:-

No issues to report.

Appeal Analysis Table 10

As commented earlier Eastbourne may not trigger the special measures threshold for Government intervention due to the number of major applications received. Notwithstanding this for the first nine months of 2014 Eastbourne has had one major application going through to an appeal decision and this was overturned resulting in 100% of cases being overturned.

Planning Enforcement

As outlined in the Planning Enforcement Policy Statement reported elsewhere on this agenda regular reporting of the enforcement function to Planning Committee is considered important as keeps members aware of the cases and issues that are live in their area and would it assists in:-

- Tackling breaches in planning control which would otherwise have an unacceptable impact on the amenity of the area;
- Maintaining the integrity of the decision-making process;
- Helping to ensure that the public acceptance of the decision making process is maintained.

As it has been a significant period since we last reported the planning enforcement function the table below provide a position statement of the performance for the entire year to date. Going forward it is the intention to provide the statistics on a quarterly basis with an annual review.

Members please note that going forward the data will become more robust as we have greater data to analyse. In addition members will also note that some of the information fields are blank; this is work in progress and going forward the number of blank fields should reduce.

The planning enforcement function has only been operating with the new Civica back office product for a number of months, prior to this the enforcement data was held in a stand alone 'Access' database where there was limited potential for the interrogation of the data.

Members will note some of the data places high volumes in the Devonshire ward, this reflects the focus given with/by the Difficult Property Group through S215 (Untidy Sites) legislation and also emphasises the support for the 'Driving Devonshire Forward' policy document.

Table 11
Enforcement Live Case for 2014

	13
Devonshire	30
Hampden Park	9
Langney	12
Meads	19
Old Town	13
Ratton	8
Sovereign	14
St Anthonys	13
Upperton	10
Grand Total	141

Devonshire Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
TOB	113766	17A Ceylon Place, Eastbourne, East Sussex, BN21 3JE	05-Aug-13	Large structure at bottom of garden
KAG	113777	55 Cavendish Place, Eastbourne, East Sussex, BN21 3HU	19-Aug-13	Poor External Appearance of Building
KAG	113810	28 Seaside Road, Eastbourne, East Sussex, BN21 3PB	29-Nov-13	Breach of Condition - not in accordance with plans
TOB	113914	Qualisea Restaurant, Victoria House, 189 Terminus Road, Eastbourne, East Sussex, BN21 3NJ	06-Dec-13	Signage letters in disrepair
KAG	113897	87 Longstone Road, Eastbourne, East Sussex, BN22 8DA	15-Jan-14	Unauthorised decking
TOB	113821	26A Seaside, Eastbourne, East Sussex, BN22 7QJ	22-Jan-14	Poor External Appearance
KAG	116569	28 Seaside Road, Eastbourne, East Sussex, BN21 3PB	27-Jan-14	Unauthorised Shopfront and Signage in CA
KAG	113970	19 Sydney Road, Eastbourne, East Sussex, BN22 8BG	04-Feb-14	Rear Balcony (Awaiting Appeal Decision)
TOB	114355	103 Terminus Road, Eastbourne, East Sussex, BN21 3NJ	03-Mar-14	Poor condition of exterior on upper floors (above Jones the Bootmaker)
TOB	114295	Street Record, Elms Avenue, Eastbourne, East Sussex	12-Mar-14	ACCUMULATION OF SATELLITE DISHES ALONG STREET
CCC	114441	53 Willowfield Road, Eastbourne, East Sussex, BN22 8AP	20-Mar-14	
CMA	114528	215-217 Terminus Road, Eastbourne, East Sussex, BN21 3DH	25-Mar-14	Disrepair and safety issues (External Fire Escape Unsafe)
CMA	114529	Street Record, Elms Avenue, Eastbourne, East Sussex	25-Mar-14	Disrepair of Front of Buildings
CMA	114564	11 Seaside Road, Eastbourne, East Sussex, bn21 3pr	28-Mar-14	General disrepair of exterior of buiding
KAG	114566	26 Seaside Road, Eastbourne, East Sussex, bn21 3pa	28-Mar-14	Condition of Front elevation
CMA	114570	Claremont Hotel, 5-10 Grand Parade, Eastbourne, East Sussex, BN21 3YJ	28-Mar-14	
CMA	114574	19 Langney Road, Eastbourne, East Sussex, BN21 3QA	28-Mar-14	Visual Amenity of property
CMA	114576	5-7 Cavendish Place, Eastbourne, East Sussex, bn21 3ej	28-Mar-14	General Disrepair and works to Listed building
TOB	114579	107-113 Terminus Road, Eastbourne, East Sussex, BN21 3NJ	28-Mar-14	Poor condition of frontage of upper floors over Halifax
CMA	114581	65 Cavendish Avenue, Eastbourne, East Sussex, bn22 8ep	28-Mar-14	SPD to bedsits conversion
CMA	114587	Claremont Hotel, 5-10 Grand Parade, Eastbourne, East Sussex, BN21 3YJ	28-Mar-14	
LP2	114597	Claremont Hotel, 5-10 Grand Parade, Eastbourne, East Sussex, bn21 3yl	31-Mar-14	Unauthorised Windows
SAS	114635	52 Cavendish Place, Eastbourne, East Sussex, BN21 3RL	02-Apr-14	Installation of ac unit and flu without planning consent
SAS	114694	Regency Park, Wartling Road	09-Apr-14	Landascape Condition Not Complied With
CCC	114703	68 Seaside Road, Eastbourne, East Sussex, BN21 3PD	09-Apr-14	
TOB	114936	206 Whitley Road, Eastbourne, East Sussex, BN22 8LE	25-Apr-14	INVESTIGATE METAL GATES BLOCKING ALLEYWAY ADJ TO 206 W
TOB	115062	31 Langney Road, Eastbourne, East Sussex, BN21 3QA	06-May-14	Unauthorised change of use
SAS	115947	Willowfield Studios, 67a Willowfield Road, Eastbourne, East Sussex, BN22 8AP	06-Aug-14	Gararage converted into dwelling
KAG	116327	68 Tideswell Road, Eastbourne, East Sussex, BN21 3RG	05-Sep-14	Fence Exceeding 2m at Rear
THP	116619	6 Wellesley Road, Eastbourne, East Sussex, BN21 3RJ	26-Sep-14	Potentially unauthorised structure in rear garden used as accomodation

Hampden Park Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
TOB	114555	20A Iden Street, Eastbourne, East Sussex, BN22 9HF	27-Mar-14	Side extension (for bathroom) at bungalow without planning permission
CMA	114609	6 Bamham Close, Eastbourne, East Sussex, bn22 9dl	31-Mar-14	Large Structure in Rear Garden
SAS	114909	3 Rosebery Avenue, Eastbourne, East Sussex, BN22 9QA	24-Apr-14	Overgrown hedge
TOB	115496	26b Rosebery Avenue, Eastbourne, East Sussex, BN22 9QB	25-Jun-14	Garden Building and moving boundary fences and walls
TOB	115715	26 Kirkstall Close, Eastbourne, East Sussex, BN22 0UQ	21-Jul-14	Boundary fence
KAG	115823	56 Brodrick Road, Eastbourne, East Sussex, BN22 9NR	28-Jul-14	Decking without Permission (Over 30cm)
THP	116355	6 Lottbridge Drive, Eastbourne, East Sussex, BN22 9PD	29-Aug-14	Possible breach planning control relating to intsalation of driveway.
TOB	116444	7 Wilton Avenue, Eastbourne, East Sussex, BN22 9HS	11-Sep-14	Annexation of land between Dovedale Gardens and Wiltton Avenue
SAS	116704	Frenchgate Road, Eastbourne, East Sussex, BN22 9EU	02-Oct-14	Blocking access to private garages to access site

Langney Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
SAS	113812	187 Priory Road, Eastbourne, East Sussex, BN23 7TB	06-Dec-13	Railings in front garden of open plan estate
SAS	115102	Avon Court, 2 Sorrel Drive, Eastbourne, East Sussex	19-Mar-14	Landscaping issue at new development having visual impact
SAS	114434	189 Priory Road, Eastbourne, East Sussex, BN23 7TB	20-Mar-14	Parking on front of property
SAS	114435	193 Priory Road, Eastbourne, East Sussex, BN23 7TB	20-Mar-14	Duplicate of 114434 Parking in front garden
SAS	114436	Street Record, Priory Road, Eastbourne, East Sussex	20-Mar-14	trees in open plan estate
SAS	114437	181 Priory Road, Eastbourne, East Sussex, BN23 7TB	20-Mar-14	Enclosing open plan front gardens
SAS	114438	167 Priory Road, Eastbourne, East Sussex, BN23 7TB	20-Mar-14	High Hedge conifer bushes at adjacent properties
TOB	115044	Hide Hollow Farm, Hide Hollow, Eastbourne, East Sussex, BN23 8AD	02-May-14	Untidy site
TOB	115327	Suehalywen, 4 Nuthatch Road, Eastbourne, East Sussex, BN23 7RN	06-Jun-14	Large Shed/ huts for breeding pigeons in back garden
SAS	115851	Toad Hall, 102 Mendip Avenue, Eastbourne, East Sussex, BN23 8ER	29-Jul-14	Rear Conservatory
TOB	115961	49 Kingfisher Drive, Eastbourne, East Sussex, BN23 7RL	07-Aug-14	Extensions
TOB	116078	5 Elmwood Gardens, Eastbourne, East Sussex, BN23 8JH	11-Aug-14	Screening Foliage removed having land effecting amenity

Meads Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
KAG	113790	Allesley, 49 Meads Road, Eastbourne, East Sussex, BN20 7QA	02-Oct-13	Wall Demolished
LP2	113793	Hillbrow, 1 Denton Road, Eastbourne, East Sussex, BN20 7SR	13-Oct-13	Floodlighting and Traffic Problems
KAG	114007	12 Lushington Road, Eastbourne, East Sussex, BN21 4LL	12-Feb-14	Roof Alterations without Planning Permission
HAC	114708	Flat 2, Ravens Court, St Johns Road, Eastbourne, East Sussex, BN20 7H	18-Mar-14	Replacement UPVC windows
LP2	114571	Mansion (Lions) Hotel, 32-35 Grand Parade, Eastbourne, East Sussex, BN21 4JL	28-Mar-14	Untidy Steps/Entrance to building (poor appearance)
TOB	114578	23 Burlington Place, Eastbourne, East Sussex, bn21 4ar	28-Mar-14	Poor External Appearance
KAG	114588	4 Meads Street, Eastbourne, East Sussex, bn20 7qt	28-Mar-14	Condition of Front Boundary Wall
TOB	114706	Flat 3, Trinity House, 28 Trinity Trees, Eastbourne, East Sussex, BN21 3L	10-Apr-14	USE OF A-BOARDS ON PUBLIC PAVEMENT OUTSIDE TRINITY HOUSE
	115231	22 Cranborne Avenue, Eastbourne, East Sussex, BN20 7TS	27-May-14	
SAS	115362	Unit 10, 4-10 Cornfield Lane, Eastbourne, East Sussex, BN21 4NE	12-Jun-14	New car wash has replaced glazed frontage - unauthorised use
ANC	115368	Mansion (Lions) Hotel, 32-35 Grand Parade, Eastbourne, East Sussex, BN21 4JL	12-Jun-14	Flag Pole on Roof
SAS	115575	30 St Vincents Place, Eastbourne, East Sussex, BN20 7QW	03-Jul-14	Satellite dish to front of property
KAG	115653	18a Cornfield Terrace, Eastbourne, East Sussex, BN21 4NS	14-Jul-14	SPD to HMO Conversion
TOB	115711	54 Meads Street, Eastbourne, East Sussex, BN20 7RH	18-Jul-14	opening times
KAG	115824	Dentiq Implant Centre, 31a Lushington Road, Eastbourne, East Sussex, BN20 7LL	28-Jul-14	POSSIBLE UNAUTHORISED SIGNAGE
WAB	115914	20 Granville Road, Eastbourne, East Sussex	04-Aug-14	Report of potentially unauthorised works
HAC	116267	10 Blackwater Road, Eastbourne, East Sussex, BN21 4JD	02-Sep-14	1st floor rear balcony created 4m high - poss fire escape?
WAB	116289	Rydal Lodge, 5 St Johns Road, Eastbourne, East Sussex, BN20 7JA	03-Sep-14	works to flat in conservation area (scaffolding up)
THP	116346	Flat 2, Tudor Court, 51 Carlisle Road, Eastbourne, East Sussex, BN21 4JL	05-Sep-14	See Text.

Old Town Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
LP2	113759	12 Burrow Down, Eastbourne, East Sussex, BN20 8ST	30-Jul-13	Shed in garden, raising ground levels
KAG	113981	The Tally Ho, 42 Church Street, Eastbourne, East Sussex, BN21 1JB	01-Oct-13	ADV Without Consent
KAG	114037	153 Victoria Drive, Eastbourne, East Sussex, BN20 8NH	13-Feb-14	Untidy building
TOB	114161	16 Peppercombe Road, Eastbourne, East Sussex, BN20 8JH	27-Feb-14	Alleged breach of permission - 130922 - Front Elevation
TOB	114844	60 Filching Road, Eastbourne, East Sussex, BN20 8SD	20-Apr-14	1-Perimeter wall (front -raised parking) 2-Brick store rear
TOB	114848	17 Victoria Drive, Eastbourne, East Sussex, BN20 8JT	22-Apr-14	unauthorised adverts
TOB	115114	10 Summerdown Road, Eastbourne, East Sussex, BN20 8DT	09-May-14	Demolition of Double Garage to create steps to front & rear
JS3	115250	6 Gresham Close, Eastbourne, East Sussex, BN21 1UW	19-May-14	Fence over 2m and "structure" inc trellis over 4m
KAG	115267	56 Hill Road, Eastbourne, East Sussex, BN20 8SN	31-May-14	Unauthorised Decking
TOB	115968	2 Bradford Street, Eastbourne, East Sussex, BN21 1HY	08-Aug-14	Erection of fence to the rear of the property concealing other works.
TOB	116063	12 St Marys Road, Eastbourne, East Sussex, BN21 1QD	18-Aug-14	Fence erected without permission causing fire safety issues.
TOB	116214	20 Albert Parade, Green Street, Eastbourne, East Sussex, BN21 1SD	29-Aug-14	Noise issues
TOB	116278	20 Albert Parade, Eastbourne, East Sussex, BN21 1SD	02-Sep-14	Re: Tident Fish Bar Extension (as planning app 140057) - noise concern

Ratton Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
KAG	114704	13 Park Lane, Eastbourne, East Sussex, BN21 2UU	07-Jan-14	Unauthorised driveway construction
SAS	114401	3 Upper Kings Drive, Eastbourne, East Sussex, BN20 9AN	17-Mar-14	Large Green Structure in Garden
KAG	114616	The Gate House, 11 The Close, Eastbourne, East Sussex, BN20 9BW	31-Mar-14	Works to listed building
SAS	114627	214 Willington Road, Eastbourne, East Sussex, BN21 1TU	02-Apr-14	Neighbours shed causing leakage in complainants garage
TOB	115301	34 Upper Kings Drive, Eastbourne, East Sussex, BN20 9AW	04-Jun-14	Reports of building works to rear of neighbours property
SAS	115357	22 Chelworth Road, Eastbourne, East Sussex, BN22 0BD	11-Jun-14	Change of use
WAB	115651	24 Greenway, Eastbourne, East Sussex, BN20 8UG	14-Jul-14	residents claiming land Alleyway to rear of 24 Greenway
SAS	116563	14 Rangemore Drive, Eastbourne, East Sussex, BN21 2TX	22-Sep-14	Unauthorised business use of premises

Sovereign Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
ANC	114249	7 Wallis Avenue, Eastbourne, East Sussex, BN23 6LR	13-Mar-14	Shipping container in rear garden
HAC	114701	56 Hardy Drive, Eastbourne, East Sussex, BN23 6EP	09-Apr-14	Enclosure of garden to include additional land
SAS	114917	11 Auckland Quay, Eastbourne, East Sussex, BN23 5AN	24-Apr-14	Ex driveway recovered with non-permeable surface causing drainage issue
JS3	115100	55 Ramsay Way, Eastbourne, East Sussex, BN23 6DF	08-May-14	Summerhouse adjacent to boundary with front garden of 18 Wade C
TOB	115134	15 Phoenix Drive, Eastbourne, East Sussex, BN23 5PG	13-May-14	Grassed area to rear used as (shingled) parking area
	115459	9 Canary Quay, Eastbourne, East Sussex, BN23 5UT	23-Jun-14	
SAS	115571	95 Madeira Way, Eastbourne, East Sussex, BN23 5UN	03-Jul-14	Unauthorised change of use Estate Agents
TOB	115869	Flat 18, Chatham Court, 28 Chatham Green, Eastbourne, East Sussex, BN23 5RA	30-Jul-14	Raised decking area (3.5 x 3m x 0.5m High) at adjoining terrace
SAS	115951	39 Boston Close, Eastbourne, East Sussex, BN23 5RA	07-Aug-14	Property being used for business
KAG	115987	17 Caroline Way, Eastbourne, East Sussex, BN23 5AX	11-Aug-14	Change of use
KAG	116591	16 Raleigh Close, Eastbourne, East Sussex, BN23 6DH	20-Sep-14	UNTIDY SITE/LAND
KAG	116589	Street Record, Caroline Way, Eastbourne, East Sussex	21-Sep-14	UNTIDY LAND
TOB	116572	Street Record, St Lucia Walk, Eastbourne, East Sussex	23-Sep-14	Parking problems - Assess original planning conditions re: parking
THP	116595	73 Princes Road, Eastbourne, East Sussex, BN23 6HR	24-Sep-14	Fence constructed adjacent to highway exceeds 1 metre in height

St Anthony's Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
TOB	113767	Sandhurst Mews, Langney Rise, Eastbourne, East Sussex, BN23 7DQ	06-Aug-13	Unauthorised building
KAG	114527	93 Pevensey Bay Road, Eastbourne, East Sussex, BN23 6JF	24-Jan-14	DPG - disrepair
KAG	114582	9 Roselands Avenue, Eastbourne, East Sussex, bn22 8ns	28-Mar-14	Untidy Land
TOB	114604	Land Between, 153-157 Ringwood Road, Eastbourne, East Sussex, bn22 8ns	31-Mar-14	Change of Use by presence of stage containers (not temporary)
SAS	114740	Wayside Stores, Priory Road, Eastbourne, East Sussex, BN23 7AT	11-Apr-14	Refurb of shop and flat, new signage, extraction & fencing
SAS	115186	18 Bridgemere Road, Eastbourne, East Sussex, BN22 8UB	21-May-14	Unauthorised large building in rear garden
KAG	115837	2-4 Moy Avenue, Eastbourne, East Sussex, BN22 8LP	01-Jul-14	General Disrepair/antisocial behaviour/health and safety issues
	115950	398 Seaside, Eastbourne, East Sussex, BN22 7RZ	06-Aug-14	
HAC	115969	33 Tremaines Road, Eastbourne, East Sussex, BN23 7AD	08-Aug-14	Erection of fence
KAG	116036	Chisholm House, 110 Whitley Road, Eastbourne, East Sussex, BN22 8NL	15-Aug-14	Change of use and side extension
TOB	116258	8 The Circus, Eastbourne, East Sussex, BN23 6LL	02-Sep-14	Large decking area to the rear of property up to 2m in height.
ANC	116315	5 Courtlands Road, Eastbourne, East Sussex, BN22 8TR	04-Sep-14	Breach of Planning Conditions
TOB	116516	83 St Anthonys Avenue, Eastbourne, East Sussex, BN23 6LN	17-Sep-14	Erection of large outbuilding to rear of property

Upperton Live Cases

Inv. Off.	Ref. No.	Address	Rec'd date	Detail
TOB	114605	2 Willingdon Road, Eastbourne, East Sussex, bn21 1th	31-Mar-14	Unauthorised Advertisement
TOB	114606	Flat 3, 11 Upper Avenue, Eastbourne, East Sussex, bn21 3uy	31-Mar-14	Unauthorised change of use of land
SAS	114773	Millcote, 18 Mill Road, Eastbourne, East Sussex, BN21 2PG	15-Apr-14	Carpet business being run from garages
KAG	115065	5 The Courtyard, Wharf Road, Eastbourne, East Sussex, BN21 3UE	06-May-14	Garage used as habitable room
TOB	115217	3 Laleham Close, Eastbourne, East Sussex, BN21 2LQ	23-May-14	Wooden Boundary fence fronting a highway over 1 metre tall.
KAG	115417	2 Hartfield Lane, Eastbourne, East Sussex, BN21 2AN	17-Jun-14	Unauthorised Business Use
SAS	115432	2 Hartfield Lane, Eastbourne, East Sussex, BN21 2AN	18-Jun-14	
KAG	115433	2 Hartfield Lane, Eastbourne, East Sussex, BN21 2AN	18-Jun-14	Unauthorised Business Use
KAG	116119	Selwyn Park Court, 33 Selwyn Road, Eastbourne, East Sussex	22-Aug-14	WORKS CONTINUING AT FLATS
SAS	116328	Oxford Lodge, 9 Moat Croft Road, Eastbourne, East Sussex, BN21 1NL	05-Sep-14	Windows on southern elevation have been blocked up

Table 12 Enforcement Closed Cases for 2014

	10
Devonshire	42
Hampden Park	7
Langney	9
Meads	30
Old Town	14
Ratton	22
Sovereign	12
St Anthonys	10
Upperton	12
Grand Total	168

Table 13
Enforcement Closed Cases by Complaint Type for 2014

Breach in Planning Conditions	22
Land Detrimental to Amenity Area	32
Minor disrepair	23
Request for Tree Preservation Order	1
Unauthorised Adverts	4
Unauthorised Change of use	16
Unauthorised Op Development (Build Wks)	48
Works in Conservation Area	6
Works to Listed Building	5
Works to Protected Tree	10
(blank)	
Grand Total	167

Table 14
Enforcement Notice by Type

Closed date	Office	Reference	Address	Ward		Open Date	Type of Breach	Enforcement Priority
	KAG	113810	28 Seaside Road, Eastbourne, East Sussex, BN21 3PB	Devonshire	BCN	29-Nov-13	Breach of Condition - not in accordance with plans	Planning Enforcement High Priority
11-Sep-14	KAG	114527	93 Pevensey Bay Road, Eastbourne, East Sussex, BN23 6JF	St Anthonys	S215 (Withdrawn)	24-Jan-14	DPG - disrepair	Planning Enforcement Medium Priority
	CMA	114564	11 Seaside Road, Eastbourne, East Sussex, bn21 3pr	Devonshire	S215	28-Mar-14	General disrepair of exterior of building	Planning Enforcement Low Priority
	KAG	114566	26 Seaside Road, Eastbourne, East Sussex, bn21 3pa	Devonshire	S215	28-Mar-14	Condition of Front elevation	Planning Enforcement Low Priority
	CMA	114574	19 Langney Road, Eastbourne, East Sussex, BN21 3QA	Devonshire	S215	28-Mar-14	Visual Amenity of property	Planning Enforcement Low Priority
11-Sep-14	CMA	114586	23-25 Royal Parade, Eastbourne, East Sussex, bn22 7an	Devonshire	EN	28-Mar-14	Single Storey Timber Structure at Rear (Planning Application Sought)	Planning Enforcement Medium Priority
	KAG	114588	4 Meads Street, Eastbourne, East Sussex, bn20 7qt	Meads	S215	28-Mar-14	Condition of Front Boundary Wall	Planning Enforcement Low Priority
06-Oct-14	KAG	114593	Land to the rear of 2 to 8, Queens Crescent	Sovereign	EN	31-Mar-14	Garages used for business	Planning Enforcement Low Priority
01-Oct-14	KAG	114594	126 Seaside Road, Eastbourne, East Sussex, bn21 3pf	Devonshire	EN	31-Mar-14	Structure at Rear/Advertising Possible Smoking Shelter	Planning Enforcement Low Priority
28-May-14	CMA	114596	170 Willingdon Road, Eastbourne, East Sussex, bn21 1tt	Ratton	EN (Withdrawn)	31-Mar-14	Structure in rear garden	Planning Enforcement Medium Priority
11-Sep-14	KAG	115170	Collingwood, 60 Friday Street, Eastbourne, East Sussex, BN23 8AY	Langney	PCN	19-May-14	Business Use From Home	Planning Enforcement Low Priority
03-Oct-14	KAG	116222	19 Cabot Close, Eastbourne, East Sussex, BN23 6RT	Sovereign	PCN	23-Aug-14	Business from Home	Planning Enforcement Low Priority

4 Human Resources

As members are aware the Customer First team within which the planning function rests, has undergone significant change during the last 18 months or so. However there has been a period of stability over this survey period with the roles/responsibilities of the Case Workers and Specialist Advisors becoming embedded.

The planning function now has a full compliment of staff with their knowledge base being supported by a comprehensive training/mentoring programme facilitated by internal and external trainers.

During the next quarter the team will have a 1.5 day training session on all matters relating to planning enforcement, facilitated by an external practice of Planning Solicitors.

5 Legal

Save for the potential costs claim that could follow an appeal there are no other legal issues arising from this report.

APPENDIX No 1

Planning Application Type/Ward for calendar year 2014 to date:- Appendix 1 Table 11 & Appendix Table 12. (Note these

Appendix 1 Table 11

01/01/2014 - 30/09/2014

DV Devonshire	95
HP Hampden Park	50
LG Langney	28
MD Meads	192
OT Old Town	64
RN Ratton	84
SA St Anthony's	63
SV Sovereign	42
UP Upperton	103
(blank)	3
Grand Total	724

Appendix1 Table 12.

All Applications/by Type and Ward 01/01/2014 – 30/09/2014

P00 County Council	9
LG Langney	4
OT Old Town	1
SA St Anthonys	4
P01 MAJOR DWELLING	5
DV Devonshire	1
HP Hampden Park	1
MD Meads	1
RN Ratton	1
UP Upperton	1
P06 ALL OTHER MAJOR DEV	11
DV Devonshire	1
HP Hampden Park	1
MD Meads	3
SA St Anthonys	1
UP Upperton	4
(blank)	1
P12 ALL OTHER SMALLSCALE	1
UP Upperton	1
P13 MINOR DWELLINGS	39
DV Devonshire	14
HP Hampden Park	1
LG Langney	1
MD Meads	7
OT Old Town	2
RN Ratton	1
SA St Anthonys	4
SV Sovereign	2
UP Upperton	5
(blank)	2
P14 MINOR OFFICES R&D	1
SA St Anthonys	1
P18 ALL OTHER MINOR DEV	117
DV Devonshire	22
HP Hampden Park	9
LG Langney	6
MD Meads	35
OT Old Town	5
RN Ratton	6
SA St Anthonys	8
SV Sovereign	7

UP Upperton	19
P20 CHANGE OF USE	37
DV Devonshire	13
HP Hampden Park	1
MD Meads	12
OT Old Town	2
RN Ratton	1
SA St Anthonys	2
SV Sovereign	1
UP Upperton	5
P21 HOUSEHOLD DEV	175
DV Devonshire	9
HP Hampden Park	13
LG Langney	2
MD Meads	22
OT Old Town	32
RN Ratton	36
SA St Anthonys	21
SV Sovereign	21
UP Upperton	19
P22 ADVERTISEMENT	29
DV Devonshire	7
HP Hampden Park	4
MD Meads	8
RN Ratton	3
SA St Anthonys	6
UP Upperton	1
P23 LISTED BUILDING WKS	12
DV Devonshire	4
MD Meads	6
UP Upperton	2
P25 CONSERVATION AREA	2
DV Devonshire	1
MD Meads	1
P26 CERTIFICATES OF LAWFULNESS	53
DV Devonshire	5
HP Hampden Park	5
LG Langney	5
MD Meads	8
OT Old Town	9
RN Ratton	6
SA St Anthonys	7
SV Sovereign	3
UP Upperton	5
P27 NOTIFICATIONS	37
DV Devonshire	8
HP Hampden Park	5

LG Langney	3
MD Meads	2
OT Old Town	3
RN Ratton	5
SA St Anthony's	3
SV Sovereign	3
UP Upperton	5
P96 NMC apps	12
HP Hampden Park	1
MD Meads	2
OT Old Town	2
RN Ratton	1
SA St Anthony's	1
SV Sovereign	1
UP Upperton	4
P97 DOC apps	24
DV Devonshire	7
HP Hampden Park	3
LG Langney	1
MD Meads	6
OT Old Town	1
RN Ratton	2
SV Sovereign	1
UP Upperton	3
PTW Tree Works	141
HP Hampden Park	6
LG Langney	5
MD Meads	77
OT Old Town	2
RN Ratton	18
SA St Anthony's	2
SV Sovereign	1
UP Upperton	28
(blank)	2
(blank)	
(NB: no works to suppressed	
1 x Holm Oak - crown lift lightly over neighbouring property,	
1 x Willow - closest house - reduce height by	
DV Devonshire	
LG Langney	
MD Meads	
OT Old Town	
RN Ratton	
SA St Anthony's	
SV Sovereign	
UP Upperton	
Grand Total	705

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