

<b>COMMITTEE</b>	<b>PLANNING COMMITTEE</b>
<b>DATE</b>	<b>October</b>
<b>SUBJECT</b>	<b>SUMMARY OF PERFORMANCE OF THE PLANNING SERVICE FOR 2<sup>nd</sup> QUARTER (Jul-Sep) OF 2014-15</b>
<b>REPORT OF</b>	<b>Leigh Palmer Senior Specialist Advisor (Planning)</b>

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<b>WARDS</b>	<b>All</b>
<b>PURPOSE</b>	<b>This report provides a summary of performance in relation to key areas of the Development Management Services for the relevant period</b>
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**RECOMMENDATION** That Members note the content of this report

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## 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 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
<b>Grand Total</b>	<b>27</b>

## 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, Firls 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, Eastbou	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, Eastbou	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
<b>Grand Total</b>	<b>11</b>

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

TABLE 8

<b>ADV Advertisement</b>
<b>140867</b>
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
<b>HHH Householder</b>
<b>131058</b>
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
<b>140108</b>
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
<b>PCJ Prior Notification Class J</b>
<b>131057</b>
1 Grove Road, Eastbourne
This is a test application to test upgrade
<b>PPP Planning Permission</b>
<b>130175</b>
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

Officer Recommendation Approve
Appeal Decision Dismissed Gates were deemed to be harmful to the character of the area
<b>130329</b>
Gordon Lodge, 25 St Annes Road, Eastbourne
Construction of a three storey extension at rear and conversion of the Dec Level Committee
Officer Recommendation Approve
Appeal Decision Dismissed Lack of Signed S106 All other issues deemed to be acceptable
<b>130424</b>
Beverly Court, 2-3 South Cliff, Eastbourne
Replacement of Single-Glazed Wooden Framed Windows and Exterior Doors
Dec Level Delegated
Officer Recommendation Refuse
Appeal decision Appeal allowed 'Rehau heritage' windows used and improvement in energy efficiency outweighs small risk to harm to the Conservation Area
<b>130786</b>
15 Hartfield Road, Eastbourne
Erection of 1 No. 3 bed detached chalet bungalow. Dec Level Committee
Officer recommendation Refused
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.
<b>140167</b>
Flat 4, 3 Grange Gardens, Eastbourne
Replacement windows, to replace the existing timber windows with matching upvc windows.
Dec Level Delegated
Officer Recommendation Refuse



Appeal decision Dismissed replacement windows in this instance would be harmful to the character and appearance of this building within the conservation area.
<b>140451</b>
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
<b>RMT Reserved Matters</b>
<b>130468</b>
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.

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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 3Y	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 3Y	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 Barnham 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 intsallation 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 fron 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 laving 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 4NS	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 4NS	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 7RH	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 2UJ	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 Willingdon 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 6JF	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 Treemaines 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 Anthony's 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 Anthony's	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
11-Sep-14	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
	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 Anthonys	63
SV Sovereign	42
UP Upperton	103
(blank)	3
<b>Grand Total</b>	<b>724</b>

## Appendix1 Table 12.

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

<b>P00 County Council</b>	<b>9</b>
LG Langney	4
OT Old Town	1
SA St Anthonys	4
<b>P01 MAJOR DWELLING</b>	<b>5</b>
DV Devonshire	1
HP Hampden Park	1
MD Meads	1
RN Ratton	1
UP Upperton	1
<b>P06 ALL OTHER MAJOR DEV</b>	<b>11</b>
DV Devonshire	1
HP Hampden Park	1
MD Meads	3
SA St Anthonys	1
UP Upperton	4
(blank)	1
<b>P12 ALL OTHER SMALLSCALE</b>	<b>1</b>
UP Upperton	1
<b>P13 MINOR DWELLINGS</b>	<b>39</b>
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
<b>P14 MINOR OFFICES R&amp;D</b>	<b>1</b>
SA St Anthonys	1
<b>P18 ALL OTHER MINOR DEV</b>	<b>117</b>
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
<b>P20 CHANGE OF USE</b>	<b>37</b>
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
<b>P21 HOUSEHOLD DEV</b>	<b>175</b>
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
<b>P22 ADVERTISEMENT</b>	<b>29</b>
DV Devonshire	7
HP Hampden Park	4
MD Meads	8
RN Ratton	3
SA St Anthonys	6
UP Upperton	1
<b>P23 LISTED BUILDING WKS</b>	<b>12</b>
DV Devonshire	4
MD Meads	6
UP Upperton	2
<b>P25 CONSERVATION AREA</b>	<b>2</b>
DV Devonshire	1
MD Meads	1
<b>P26 CERTIFICATES OF LAWFULNESS</b>	<b>53</b>
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
<b>P27 NOTIFICATIONS</b>	<b>37</b>
DV Devonshire	8
HP Hampden Park	5

LG Langney	3
MD Meads	2
OT Old Town	3
RN Ratton	5
SA St Anthonys	3
SV Sovereign	3
UP Upperton	5
<b>P96 NMC apps</b>	<b>12</b>
HP Hampden Park	1
MD Meads	2
OT Old Town	2
RN Ratton	1
SA St Anthonys	1
SV Sovereign	1
UP Upperton	4
<b>P97 DOC apps</b>	<b>24</b>
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
<b>PTW Tree Works</b>	<b>141</b>
HP Hampden Park	6
LG Langney	5
MD Meads	77
OT Old Town	2
RN Ratton	18
SA St Anthonys	2
SV Sovereign	1
UP Upperton	28
(blank)	2
<b>(blank)</b>	
(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 Anthonys	
SV Sovereign	
UP Upperton	
<b>Grand Total</b>	<b>705</b>

