

**Report to:** Planning Committee  
**Date:** 11 February 2025  
**Application No:** 240542  
**Location:** Willowfield Studios, 67a Willowfield Road, BN22 8AP  
**Proposal:** Change of Use of ground floor from martial art studio (Class E), garages, workshops and ancillary spaces to part F1-f (public worship or religious instruction) and part E-f (creche, day nursery or day centre).  
**Applicant:** Mr James Jimoh  
**Ward:** Devonshire  
**Recommendation:** Grant planning permission subject to conditions  
**Contact Officer:** **Name: Emma Wachiuri**  
**E-mail:** [emma.wachiuri@lewes-eastbourne.gov.uk](mailto:emma.wachiuri@lewes-eastbourne.gov.uk)

**Site Location Plan:**



1.	<b>Executive Summary</b>
1.1	The application is being presented to the Planning Committee in line with the Scheme of Delegation due to the number of objections received.
1.2	<p>The application seeks planning permission for the change of use of ground floor from martial art studio (Class E), garages, workshops and ancillary spaces to part F1-f (public worship or religious instruction) and part E-f (creche, day nursery or day centre).</p> <p>The proposed hours for the different uses are as follows:</p> <p><u>Office and admin for charitable / community projects:</u></p> <ul style="list-style-type: none"> <li>• 8am to 6pm Mondays to Fridays</li> <li>• 8am to 6pm Saturdays</li> <li>• 8am to 4pm Sundays.</li> </ul> <p><u>Worship meetings:</u></p> <ul style="list-style-type: none"> <li>• Sundays 8am to 2pm</li> <li>• Wednesday midweek service – 6pm to 8pm.</li> </ul> <p>(The application also proposes hours on every last Friday each month and New Year eve – between 10pm to 1am. Please see proposed hours condition at para 10.8, which seeks to omit these from the approved hours due to the potential disturbance to neighbours – discussed at section 8.6.)</p> <p><u>Creche or Day centre:</u> 8am to 6pm Mondays to Fridays.</p> <p><u>Ancillary guest lounge:</u> Residential use not subject to hours restriction.</p>
1.3	Design, impact on transport, access, amenity and drainage impacts of the development are considered to be acceptable and the development is considered to provide an effective use of the land.
1.4	<p>Merits of the scheme can be summarised as:</p> <ul style="list-style-type: none"> <li>• Delivering sustainable development within the Built-Up Area of the Borough;</li> <li>• Delivering minor employment opportunities in a sustainable location;</li> <li>• Provision of a community facility.</li> </ul>
1.5	<p><u>Design and Visual Amenity:</u> The proposal would not impact upon the visual amenity of the host property or impact upon the character of the area.</p> <p>This would carry <b>significant positive weight</b> in the planning balance.</p>
1.6	<u>Neighbouring Amenity:</u>

	The proposal would not impact upon the amenity of adjoining occupiers. This would carry <b>significant positive weight</b> in the planning balance.
1.7	<u>Social:</u> The proposed development would provide a community facility in a sustainable location. This would carry <b>significant positive weight</b> in the planning balance.
1.8	<u>Economic:</u> The proposed development would minor economic benefits associated with the construction phase and with regard to the future occupation of the properties and creation of employment opportunities and contributing to local economy. This carries <b>moderate positive weight</b> in the planning balance.
1.9	<u>Transport:</u> The proposal would promote sustainable transport means of transport including cycling and car-share whilst preventing significant impacts upon the transport network. This carries <b>moderate positive weight</b> in the planning balance.
1.10	The application accords with national and local planning policy and is recommended for approval, subject to conditions.

<b>2.</b>	<b>Relevant Planning Policies</b>
2.1	<u>National Planning Policy Framework (2024):</u> 2. Achieving sustainable development 4. Decision making 6. Building a strong, competitive economy 8. Promoting healthy and safe communities 9. Promoting sustainable transport 11. Making effective use of land 12. Achieving well-designed places 14. Meeting the challenge of climate change, flooding and coastal change.
2.2	<u>Eastbourne Core Strategy 2006-2027:</u> B1: Spatial Development Strategy and Distribution -Sustainable Neighbourhood B2: Creating Sustainable Neighbourhoods C3: Seaside Neighbourhood Policy D1: Sustainable Development D2: Economy D5: Housing -Low Value Neighbourhoods D7: Community, Sport and Health D8: Sustainable Travel D10a: Design.
2.3	<u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u> NE14: Source Protection Zone UHT1: Design of New Development

	<p>UHT4: Visual Amenity  UHT7: Landscaping  HO2: Predominantly Residential Areas  HO9: Conversions and Change of Use  HO20: Residential Amenity  TR6: Facilities for Cyclists  TR11: Car Parking  LCF20: Community Facilities  LCF21: Retention of Community Facilities  US4: Flood Protection and Surface Water Disposal  US5: Tidal Flood Risk.</p>
2.4	<p><u>Supplementary Planning Documents and other relevant guidance:</u>  Sustainable Building Design SPD  Sustainability in Development  EBC Sustainability in Development TAN  EBC Biodiversity Net Gain TAN  EBC Electric Vehicle Charging Points TAN.</p> <p><u>Other Guidance:</u>  National Design Guidance  The Technical housing standards – nationally described space standard (2015).</p>

<b>3.</b>	<b>Site Description</b>
3.1	<p>The site comprises a two-storey terraced commercial unit originally forming part of an industrial estate to the rear of 61-67 (odd) Willowfield Road. Properties in Belmore Road, numbers 1-21 (odd) and Melbourne Road 42-62 (odd) also back onto the site.</p> <p>The existing Use Class on the site is a mix of Class E(g)(i)-offices on the first floor and Class E(d)-martial art studio on the ground floor.</p>
3.2	<p>The immediate area surrounding the application site is characterised by a mix of residential, and commercial uses. However, the surrounding area is predominantly residential.</p> <p>It is situated to the west of Willowfield Road and to the rear of 67 Willowfield Road. It is accessed via a lane to the north side of 67 Willowfield Road. There is a substantial brick wall separating the building and the access and the access has a security gate.</p>
3.3	<p>The site is neither located within a designated Conservation Area, nor is the building statutorily listed.</p>
3.4	<p>The majority of the site is located in flood zone 1 with a small section of the access driveway and at the point of access and Willowfield Road being on Flood Zone 2.</p>
3.5	<u>Site Constraints:</u>

	<p>Covenants</p> <p>Eastbourne Borough Council</p> <p>Source Protection Zones 1 and 2.</p>
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<b>4.</b>	<b>Proposed Development</b>
4.1	<p>Planning permission is being sought for the change of Use of ground floor from martial art studio (Class E(d)), garages, workshops and ancillary spaces to part F1-f (public worship or religious instruction) and part E-f (creche, day nursery or day centre).</p> <p>The existing office use at first floor would be retained.</p>
4.2	<p>The proposed Class E is meant for the Church to carry out its community project by having a day centre or crèche/nursery for uses such as parents-toddlers playgroup. The nursery or crèche will have limited on-site outdoor space and will have reliance on nearby parks e.g. Seaside Rec &amp; Playground (about 300m from site).</p> <p>The space can also be used as a day centre to host after school / homework clubs, food bank collection centre, soup kitchen or other charitable projects which will be open at limited time during social hours (between 8am and 6pm).</p> <p>It is noted that this Class E use can be implemented without the need for planning permission under permitted development rights.</p>
4.3	<p>The proposed opening hours for the different uses are as follows:</p> <p><u>Office and admin for charitable / community projects:</u></p> <ul style="list-style-type: none"> <li>• 8am to 6pm Mondays to Fridays</li> <li>• 8am to 6pm Saturdays</li> <li>• 8am to 4pm Sundays.</li> </ul> <p><u>Worship meetings:</u></p> <ul style="list-style-type: none"> <li>• 8am to 2pm Sundays</li> <li>• Wednesday midweek service – 6pm to 8pm</li> </ul> <p>(The application also proposes hours on every last Friday each month and New Year eve – between 10pm to 1am. Please see proposed hours condition at para 10.8, which seeks to restrict this element of the proposed hours due to the potential disturbance to neighbours – discussed at section 8.6).</p> <p><u>Creche or Day centre:</u></p> <ul style="list-style-type: none"> <li>• 8am to 6pm Mondays to Fridays.</li> </ul> <p><u>Ancillary guest lounge:</u></p> <ul style="list-style-type: none"> <li>• Residential use not subject to time restriction.</li> </ul>

4.4	<p>The only external physical alterations to the building being proposed include the addition of an open porch to the eastern side of the building to improve access, new roof light to the single storey part of the building in the north-eastern corner, replacement of existing garage doors with new windows and doors and new windows and external doors for thermal efficiency and noise insulation.</p> <p>Other external changes include the changes to the on-site parking layout by reducing the parking spaces by two to provide an outdoor play/amenity area by two, provision of cycle hoops and refuse storage area.</p> <p>The parking spaces would be reduced from 12no. to 10 no.</p>
4.5	<p>The proposal would create employment for two full-time and 20 part-time employees.</p>

<b>5.</b>	<b>Relevant Planning History:</b>
5.1	<p><u>EB/1959/0021</u> Use warehouse for manufacturing. Approved Conditional 1959-01-08.</p>
5.2	<p><u>060816</u> Change of use from B8 (store) to a single dwellinghouse. Planning Permission Withdrawn 03/01/2007.</p>
5.3	<p><u>080650</u> Removal of pitched roof and erection of second floor with balcony to form new offices, replacement of pitched roof over part of ground floor with a flat roof and raising height, ground floor extension to workshop, re-clad building widows and first floor balustrading, and provision of bicycle parking facilities. Planning Permission Withdrawn 16/12/2008.</p>
5.4	<p><u>131070</u> Change of use of ground floor unit, from B1 to D2 as Martial Arts Academy. Planning Permission Approved conditionally 12/05/2014.</p>
5.5	<p><u>190078</u> Application for a Lawful Development Certificate for Proposed Use of the first and second floors as an office (Use Class B1 - Business). LD Certificate (proposed) Issued 29/03/2019</p>

5.6	<p><u>960378</u> Residential development of existing industrial works to provide ten dwellings (seven two-storey and three three-storey with integral garage) in two terraces with car parking spaces (outline application). Outline (some reserved) Approved conditionally 21/03/1997.</p>
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<b>6.</b>	<b>Consultations:</b>
6.1	<p><u>Specialist Advisor (Environmental Health):</u> No response received.</p>
6.2	<p><u>Specialist Advisor (Planning Policy):</u> No response received.</p>
6.3	<p><u>Highways ESCC:</u> No response received.</p>
6.4	<p><u>Environment Agency:</u> No response received.</p>

<b>7.</b>	<b>Other Representations:</b>
7.1	<p><u>Notification:</u> Public notification regarding the application has been undertaken in the form of:</p> <ul style="list-style-type: none"> <li>1.1.1 neighbour notification letters</li> <li>1.1.2 site notices displayed in roads neighbouring the site.</li> </ul>
7.2	<p><u>Neighbour Representations:</u> 15 comments in support, one neutral comment and 22 objections have been received following public notification regarding the application, which raise objection on the following material planning considerations:</p> <ul style="list-style-type: none"> <li>• Noise pollution from worshippers and children and from comings and goings</li> <li>• Inappropriate outside space for children to play (Officer response: This is a matter for OFSTED regulations)</li> <li>• Vehicle pollution</li> <li>• Increase in traffic</li> <li>• Traffic safety due to lack of adequate on-site parking and turning spaces</li> <li>• Church already operating from this property every Sunday</li> <li>• Parking pressure in the area to be worsened</li> <li>• Whom would the day centre be for?</li> <li>• Building inappropriate for proposed use</li> <li>• Opening hours outside of working hours will impact on residents' lives</li> <li>• Overdevelopment</li> </ul>

<ul style="list-style-type: none"> <li>• Use inappropriate in a residential area</li> <li>• Supporters do not live in the immediate area</li> <li>• Neighbour not notified (<i>Officer Response: Neighbour letters and site notice publication was done in accordance with the Council's procedures</i>)</li> <li>• Privacy concerns as treatment of windows facing residential properties unclear.</li> </ul> <p><u>Supporting comments:</u></p> <ul style="list-style-type: none"> <li>• To congregate as proposed is within human rights</li> <li>• Providing good opportunities for children to socialise</li> <li>• Offering a positive social place for its members or users promoting well-being</li> <li>• Good community facility</li> <li>• Job opportunities creation boosting local economy</li> <li>• Efficient use of underutilised existing space.</li> </ul> <p><u>Neutral:</u></p> <ul style="list-style-type: none"> <li>• Is there assurance that the accessway will not be used for excessive number of vehicles or lorries to avoid damage to the side wall of house?</li> </ul> <p><u>Non-planning considerations:</u></p> <ul style="list-style-type: none"> <li>• Loss of property value</li> <li>• Church beliefs and views</li> <li>• Church identity</li> <li>• Language of music by some of Church congregants.</li> <li>• Intimidating doormen</li> <li>• People milling around on public pavements while they talk.</li> </ul>
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<p><b>8.</b></p>	<p><b>Appraisal:</b></p>
<p>8.1</p>	<p><u>Principle of Development:</u>  The site is brownfield site located in a sustainable location and the current lawful use is offices at first floor and a martial art studios (Use Class E(d)) at ground floor. The immediate area surrounding the application site is characterised by a mix of residential, and commercial uses, however, the surrounding area is predominantly residential.</p> <p>The change of use from a martial art studio (Use Class E(d)) to a creche studios (Use Class E(f)) can be implemented without the need for planning permission by utilising the permitted development since the two uses fall into the same Use Class E of the Use Classes Order 1987 (as amended)</p> <p>The principle of non-residential uses at this location has therefore been established and the proposed mixed use of part F1-f(public worship or religious instruction) and part E-f (creche, day nursery or day centre) is thus acceptable in principle subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants and other material planning considerations, pursuant to the requirements of the National Planning</p>



	<p>Policy Framework (2024), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.</p> <p>The proposal would not result in loss of a community facility but would provide an alternative community facility and therefore would accord with saved policy LCF21 which seeks the retention of community facilities.</p> <p>The site is located within a sustainable location and the proposal is, in principle, in alignment with the overarching aims of providing improved community facilities for the Borough.</p>
8.2	<p><u>Visual Impact and Design:</u>  Relevant policy: Policy D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2003 and paragraph 135 of the NPPF.</p> <p>The proposal seeks to re-use the existing building with the only extension to the footprint of the building being an addition of an open porch to the eastern side of the building to improve access. Other external alterations being proposed are new windows and external doors to improve thermal efficiency.</p> <p>The building has limited public vantage points and the development will have no impact upon the visual amenity of the host property or the surrounding area.</p>
8.3	<p><u>Impact upon the amenity of neighbouring occupants:</u>  Relevant policy: Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 135 of the NPPF.</p> <p>Policy HO20 of the Eastbourne Local Plan requires new development proposals to respect residential amenity.</p> <p>Policy B2 of the Eastbourne Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.</p> <p>It is not known what sound proofing qualities the existing building possesses or what would be required to upgrade the sound proofing to protect surrounding residents from noise from the church and creche uses. However, as the unit was previously used as a B1 light industrial workshop and most recently for indoor sports/ assembly and leisure, it is considered that the building would be appropriate and any additional soundproofing could be controlled by condition.</p> <p>An acoustics assessment report by by ACA Acoustics was submitted as part of this planning application. The proposal seeks to provide sound insulation solutions and robust HVAC system to ensure the windows and doors are shut in all seasons following any given approval. In addition to the fabric insulation, windows/doors upgrade will be carried out to ensure</p>

	<p>no music is audible to any extent beyond the building fabric to protect amenities of the occupiers of nearby properties.</p> <p>Notwithstanding the proposed measure above, it is considered that the use of the building between the hours of 10pm-1am every last Friday of each month and New Year Eve, whether or not it would involve amplified music or singing, would cause undue disturbance to neighbouring residents taking account of the activity associated with arriving and leaving the building. As such, it is recommended that this element of the proposed uses is restricted due to the impact that this would have on the amenity of neighbouring occupants. This is reflected in an hours condition at para 10.8.</p> <p>Further to this, a general condition has been added that:</p> <p>With regards to noise from the creche, the nursery will only be open between 09:00 and 18:00 hours (maximum) on weekdays only. The nursery play area is the element most likely to increase the noise impact on neighbouring residential occupiers. The applicant states that the use of the play space will not be continuous throughout the day and there are periods of inactivity.</p> <p>The Church hall use will be outside of working hours for the existing office use on the first floor of the building hence no detrimental noise transmission to other users of the building.</p> <p>The Local Authority's Environmental Health department has been consulted on the application but at the time of writing this report no comments had been received. This matter would be addressed prior to the grant of any approval.</p> <p>The replacement doors and windows will have no impact upon the amenity of neighbours surrounding the site.</p>
8.4	<p><u>Amenity and living standards of future occupiers:</u>  Para. 126 of the National Design Guide (2019), which is a companion to the Revised National Planning Policy Framework, states that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.'</p> <p>The Technical housing standards – nationally described space standard (2015) defines minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy.</p> <p>1-bedroom, 1 person dwelling: Requirement = 37sqm /Proposed units 1-5 = approx. 44sqm.</p>
8.5	<p><u>Ecology and Biodiversity:</u>  Given the nature and scale the development is subject to the de minimis exemption (development below the threshold) from the 10% BNG requirement.</p>

	<p>However, the play area will provide some soft landscaping to the site which would encourage some biodiversity on the site.</p>
<p>8.6</p>	<p><u>Impact upon highway network, access and/or pedestrian/highway safety:</u>  Relevant policy: Policy D8 (Sustainable Travel) of the Eastbourne Core Strategy 2013 and policies TR7 and UHT1 (Design of New Development) of the Eastbourne Borough Plan 2003 and para. 117 of the NPPF.</p> <p>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.</p> <p>The County Highway Authority was consulted but no response had been received at the point of writing this report.</p> <p>According to the applicant, the Church plans to reduce cars on site by implementing a mini-bus shuttle service and a car share system to reduce the comings and goings of privately owned vehicles on sites during meeting times. They have also indicated that to ensure provision for adequate short-term parking and avoid use of the site causing any increase on the nearby on-street parking (which can be difficult to park during peak times), the Church will be making arrangement with nearby industrial unit (55 Willowfield Road) and/or the school to be able to make use of their on-site parking facilities. These nearby facilities are not in use during the Church meeting times. Whilst this is noted, since this relates to third-party land which the application has no control of the use of these sites for parking related to the proposal cannot be secured under this application.</p> <p>The applicant also states that if required, parking vouchers can be arranged for congregants to facilitate them making use of nearby public car parks and therefore minimizing potential impact upon local highway network (nearby on street parking). There will be identifiable traffic marshall operatives to control vehicle and pedestrian traffic, openings and closing of entrance doors and to ensure noise minimization in the car park area at all times during the Church meetings or use of the Church hall.</p> <p>There are no proposed changes to the access to the site.</p> <p>The on-site parking within the courtyard would be retained but reduced from 12 spaces to 10 spaces. The 2no. spaces would be lost to the proposed new cycle storage area, dedicated waste management / recycling area and outdoor play area. Based on the ESCC Parking standards, 12no. cycle spaces should be provided for the site.</p> <p>There are no details of the cycle store that have been submitted with this application, but these can be secured via a planning condition.</p> <p>The site is in a sustainable location and there is on-street parking available on the surrounding roads, but which can be difficult to park during peak hours.</p>

	<p>Given the site's location within a predominantly residential area and sustainable location where some of the patrons will walk to the site and that the church plans to run a mini-bus shuttle and car share system the proposal is not considered to have detrimental impacts on highway network or safety. This can be secured by way of a travel plan, and this can be sought via a planning condition.</p> <p>Given this context it is considered that a refusal based on the lack of on-site car parking could not be substantiated.</p>
8.7	<p><u>Sustainable drainage considerations:</u>  Relevant policy: Policy B2 (Creating Sustainable Development) and D9 (Natural Environment) of the Eastbourne Core Strategy 2013, policy NE4 (Sustainable Drainage Systems) of the Eastbourne Borough Plan 2003 and para. 181 of the NPPF.</p> <p>The site is located in Flood Zone 2 and is at risk of surface water flooding. The proposal relates to a change of use within an existing building and will be using the existing drainage facilities. The site has an existing foul water drainage which the development will be connected to. This is considered to be acceptable for this modest development and the proposal would not increase the risk of flooding on site or elsewhere.</p>
8.8	<p><u>Planning Obligations:</u>  None.</p>
8.9	<p><u>Human Rights Implications:</u>  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.</p>
8.10	<p><u>Conclusion:</u>  The application is considered acceptable in principle and is compliant with the Local Plan policies and the NPPF.</p>

<b>9.</b>	<b>Recommendations</b>
9.1	It is recommended that the application <b>is approved</b> subject to appropriate conditions that are listed below.

<b>10.</b>	<b>Conditions</b>
10.1	<p><b>Timeframe:</b>  The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>

10.2	<p><b><u>Drawings:</u></b> The development hereby permitted shall be carried out in accordance with the approved drawings:</p> <ul style="list-style-type: none"> <li>- Drawing: PA174 PL01 - Site Location Plan &amp; Block Plan</li> <li>- Drawing: PA174 PL05 - Proposed Ground Floor Plan</li> <li>- Drawing: PA174 PL06 - Proposed First Floor Plan</li> <li>- Drawing: PA174 PL09 - Proposed Elevations</li> <li>- Drawing: PA174 PL07 - Proposed Roof Plan</li> </ul> <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
10.3	<p><b><u>Materials:</u></b> The external finishes of the development, hereby approved, shall match in material, colour, style, bonding and texture those of the existing building and otherwise as specified on the submitted application form.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.</p>
10.4	<p><b><u>Parking:</u></b> Within one month of the date of this permission, the car parking shall be constructed and provided in accordance with the approved plans. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.</p> <p>Reason: To provide car-parking space for the development.</p>
10.5	<p><b><u>EV Charging facilities:</u></b> Within one month of the date of this permission, details of electric charging facilities, including their number, specification and location, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be implemented within one month of approval in accordance with the details approved and retained as such thereafter for the lifetime of the development.</p> <p>Reason: To provide sustainable travel options in accordance with current sustainable transport policies.</p>
10.6	<p><b><u>Cycle parking:</u></b> Within one month of the date of this permission, details of secure and covered cycle parking facilities for 12 no. cycles shall be submitted for approval in writing by the Local Planning Authority. Within one month of approval of details, the facilities shall be provided in accordance with the details approved and retained as such for the parking of cycles for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.</p>

10.7	<p><b><u>Travel Plan:</u></b>  Within one month of the date of this permission, a Travel Plan [Statement] shall be submitted for approval in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document and in accordance with the latest guidance and good practice documentation as published by the Department for Transport and/or as advised by the Highway Authority.</p> <p>Reason: To encourage and promote sustainable transport.</p>
10.8	<p><b><u>Hours of opening:</u></b>  Use of the community meeting space for worship (Class F1(f)) shall not operate outside of the hours of:</p> <ul style="list-style-type: none"> <li>• 8am to 2pm Sundays</li> <li>• Wednesday midweek service – 6pm to 8pm</li> </ul> <p>Reason: In the interests of protecting residential amenity from excessive noise and disturbance in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.</p>
10.9	<p><b><u>Hours of opening:</u></b>  The day centre or creche use hereby permitted shall not be open to customers/members except between the hours of 8am–6pm on Mondays to Fridays and not at all on Sundays Bank or Public Holidays.</p> <p>Reason: In the interests of protecting residential amenity from excessive noise and disturbance in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.</p>
10.10	<p><b><u>Hours of opening:</u></b>  The office or administration use associated with the use hereby approved shall not operate outside of the hours of 8am to 6pm Mondays to Saturdays and 8am to 4pm Sundays.</p> <p>Reason: In the interests of protecting residential amenity from excessive noise and disturbance in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.</p>
10.11	<p><b><u>Sound Insulation measures:</u></b>  Within one month of the date of this permission, full particulars and details of a scheme of sound insulation measures designed to reduce the transmission of sound from the community meeting space shall be submitted to the local authority. Upon approval, these measures shall be implemented prior to first use of the premises and thereafter maintained.</p> <p>Reason: In the interest of environmental, residential and visual amenities in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.</p>

10.12	<p><b><u>Noise:</u></b> Noise generated by the use, hereby approved, shall not be audible from noise sensitive facades of neighbouring buildings.</p> <p>Reason: In the interest of the amenities of the occupiers of the nearby properties.</p>
10.13	<p><b><u>Ancillary Flat:</u></b> The use of the flat, hereby approved, shall only be ancillary to the main part F1-f use and at no time shall it be used for separate residential accommodation or for commercial use.</p> <p>Reason: In order to comply with the terms of the application and to ensure that a separate use does not commence which may impact upon the amenities of the site and surrounding area and to protect the amenity of future occupiers.</p>
<b>11.</b>	<b>Appendices</b>
11.1	None.
<b>12.</b>	<b>Background Papers</b>
12.1	None.