

Full name: Enforcement notice: change of use without planning permission.

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

Issued by Eastbourne Borough Council (the Council)

1. ENFORCEMENT NOTICE

This is a formal notice issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

The land at the 13-14 Marine Parade, Eastbourne BN21 3DX, shown edged in bold red on the attached plan (the Land).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change use of the land as an hotel (Class C1) to a use as a hostel (Sui Generis), classed as unauthorised development.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The material change of use is contrary to Policy D3 (Tourism and Culture) of Eastbourne Core Strategy Local Plan, Policy T01 (Tourist Accommodation Area) of the Eastbourne Borough Plan , Policy T02 (Retention of tourist accommodation) of the Eastbourne Borough Local Plan and Eastbourne Policies Map adopted February 2013 by reason of its incompatibility with the tourist accommodation use and the loss of visitor accommodation which supports the economic prosperity of the town.

The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

You must

- (i) Cease the use of any part of the Land as a hostel (Sui Generis)
- (ii) Revert the use of the Land solely as hotel use. (Class C1)

6. TIME FOR COMPLIANCE

The periods for compliance with the steps set out in paragraph 5 are:

- (i) Six months from the date this notice takes effect.
- (ii) Six months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26th November 2021 unless an appeal is made against it beforehand.

Dated: 22nd October 2021

Signed:

on behalf of Lewes District Council

Nominated officer: Simon Cullen

Telephone number: 07935 085762