

**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**

Land at Fairlands Hotel, 15-17 Lascelles Terrace, Eastbourne, East Sussex, BN21 4BJ, shown edged 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 large HMO (Sui Generis).

**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 from C1 to Sui Generis would mean the loss of a single tourist accommodation unit capable of supporting up to 40+ tourists in a tourist accommodation zone. The loss of tourist accommodation in this area would be contrary core principles of the National Planning Policy Framework, Policy TO1, TO2 and HO14 of the Eastbourne Borough Plan and contrary to Policy D3 of the Eastbourne Core Strategy Local Plan 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 accommodation is a substandard size when set against the technical housing

standards – nationally described space standard, fail to provide a good standard of residential accommodation for future occupants, contrary to Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013.

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**

- (i) Cease the use of any part of the Land as a large HMO (Sui Generis)

**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.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 10<sup>th</sup> March 2025 unless an appeal is made against it beforehand.

Dated: 27th January 2025

Signed:

on behalf of  
Eastbourne Borough Council

Planning Enforcement Team

Telephone number: 01323 410000