

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 Old Town Service Station, High Street, Eastbourne, BN21 1HQ 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 erection of a canopy structure to the front forecourt of the Land.

4. REASONS FOR ISSUING THIS NOTICE

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

- The building in question was substantially completed less than four years ago.
- The development is contrary to UHT1 and UHT15 of the Eastbourne District Local Plan.
- The canopy structure is visually bulky, stark and an overbearing structure due to its size, height and bulk.
- The canopy structure has a detrimental impact on the Old Town Conservation Area.
- Planning permission has been refused for the erection of a forecourt canopy that was similar in design and scale by decision notice PC/170926 on 3 November 2017.

- 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) Remove the canopy structure from the front forecourt of the Land and all materials and debris resulting from its removal.

6. TIME FOR COMPLIANCE

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

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

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 14 October 2020, unless an appeal is made against it beforehand.

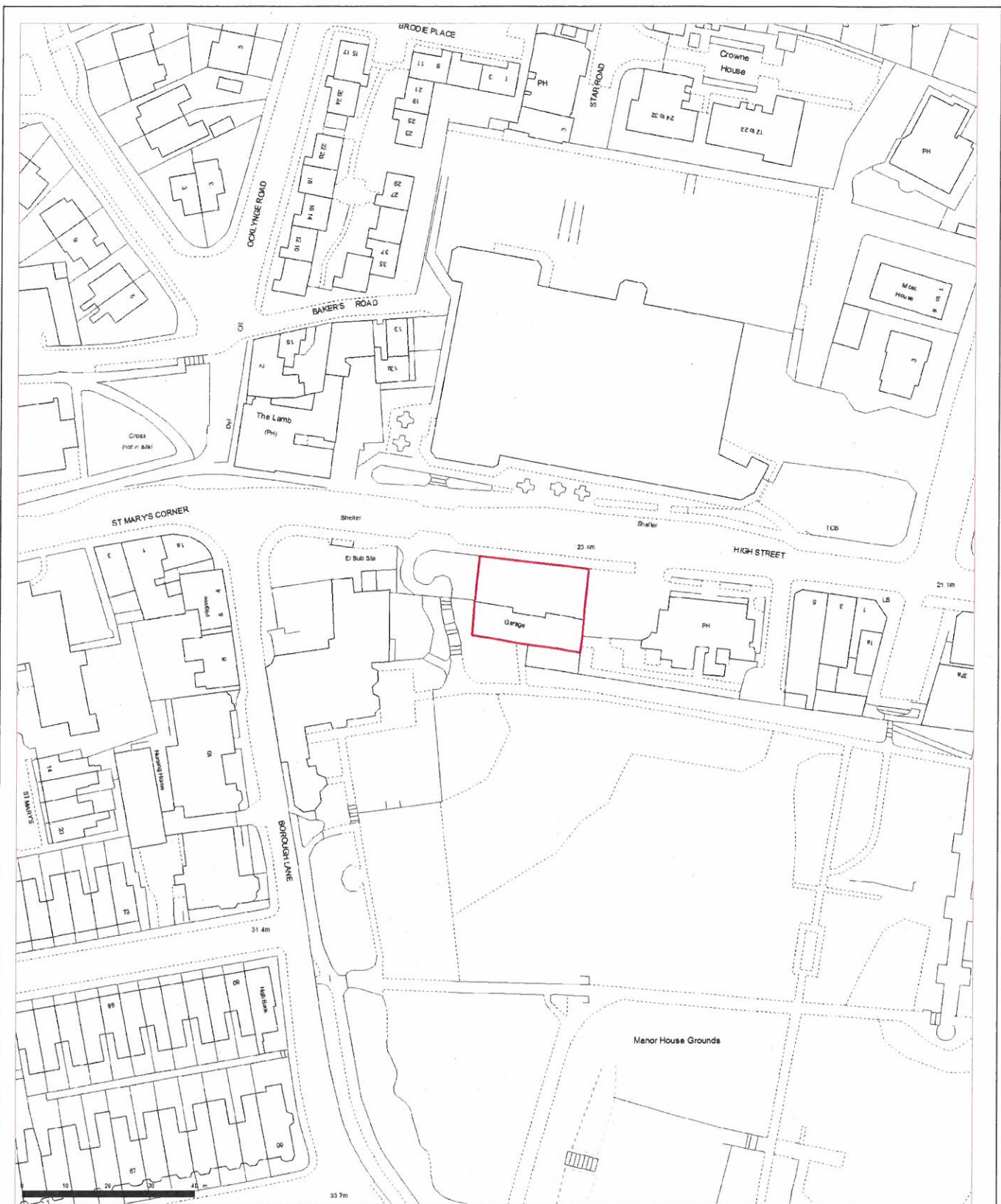
Dated: 9 September 2020

Signed:

on _____ behalf _____ of
Eastbourne Borough Council

Nominated officer: Jennifer Baxter

Telephone number: 01273 085446



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EASTBOURNE
Borough Council

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