Leigh Palmer

Head of Planning

Eastbourne Borough Council

1 Grove Road

EASTBOURNE

BN21 4TW Fao Chloe Timm



16 October 2023 our ref: EB/3485/CC

 your ref: 230580

Dear Mr Palmer

**town and country planning general regulations 1992**

**EB/3485/CC - Erection of a new fence line at the western edge of the site boundary to enclose a section of lawn within the boundary of the site. 14 Alder Close, Eastbourne, East Sussex, BN23 6QF** (Within land edged red on applicants plan no. 228609 FCG ST XX DR B 1002 S4 P02)

Under the powers delegated to me, I have issued a Written Notice dated 16 October 2023 authorising the carrying out of the above development pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992. Planning Permission is now granted. A copy of the Written Notice is attached hereto.

Therefore, in accordance with Regulation 3 would you please accept this letter in conjunction with the plans shown as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

Approved Plan(s) and documents numbered:

228601 Fcg St Xx Dr B 1001 S4 P01 - Existing Site Plan, 228601 Fcg Zz El Dr B 2200 S4 P01 - Existing South-West Elevation, 228601 Fcg Zz El Dr B 2201 S4 P01 - Existing North-West Elevations, 228601 Fcg Xx Xx Rp B 0401 S4 P02 - Design & Access Statement, 228601 Fcg Xx Xx Rp B 0402 S4 P01 - Heritage Statement, 228609 FCG ZZ EL DR B 2202 S4 P02 -Proposed South-West Elevation, 228609 FCG ZZ EL DR B 2201 S4 P03 - Proposed North-West Elevation, 228609 FCG ZZ ST XX B 1000 S4 P02 - Site Location Plan/Site Block Plan, 228609 FCG ST XX DR B 1002 S4 P02 Proposed Site Plan, 228228601 FCG XX XX RP B 0401 S4 P03 - Design and Access Statement

Yours sincerely



Sarah Iles

Team Manager Planning Policy & Development Management

T: 01273 481846

E: Development.control@eastsussex.gov.uk

Copies to: S Coogan – Property, Business Services

 Ms Millie Gardiner, Frankham Consultancy - Agent

Dnccgrad.docx



**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

**Written Notice Pursuant to Regulation 6 (1) of the 1992 Regulations of development authorised by the Director of Communities, Economy and Transport.**

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To: East Sussex County Council

c/o Ms Millie Gardiner

Frankham Consultancy

Irene House

7B Five Arches

Sidcup

DA14 5AE

County Ref No EB/3485/CC

Borough Council Ref 230580

TAKE NOTICE that under the powers delegated to me by the Governance Committee meeting held on 3 July 2012 I have authorised the development described in Schedule 1 hereto, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in Schedule 2 hereto.

SCHEDULE 1

Erection of a new fence line at the western edge of the site boundary to enclose a section of lawn within the boundary of the site. 14 Alder Close, Eastbourne, East Sussex, BN23 6QF (Within land edged red on applicants plan no. 228609 FCG ST XX DR B 1002 S4 P02)

SCHEDULE 2

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans and Documents.

Reason: For the avoidance of doubt and in the interests of proper planning.

SCHEDULE OF APPROVED PLANS AND DOCUMENTS

228601 Fcg St Xx Dr B 1001 S4 P01 - Existing Site Plan, 228601 Fcg Zz El Dr B 2200 S4 P01 - Existing South-West Elevation, 228601 Fcg Zz El Dr B 2201 S4 P01 - Existing North-West Elevations, 228601 Fcg Xx Xx Rp B 0401 S4 P02 - Design & Access Statement, 228601 Fcg Xx Xx Rp B 0402 S4 P01 - Heritage Statement, 228609 FCG ZZ EL DR B 2202 S4 P02 -Proposed South-West Elevation, 228609 FCG ZZ EL DR B 2201 S4 P03 - Proposed North-West Elevation, 228609 FCG ZZ ST XX B 1000 S4 P02 - Site Location Plan/Site Block Plan, 228609 FCG ST XX DR B 1002 S4 P02 Proposed Site Plan, 228228601 FCG XX XX RP B 0401 S4 P03 - Design and Access Statement

The policies relevant to this Decision are:-

Eastbourne Core Strategy 2013: Policy D1 (Sustainable Development), “reducing the opportunities for crime”.

Eastbourne Borough Plan 2001: Saved Policies BI 7 (Design Criteria) and UHT1 (Design), “including crime prevention measures in layout and design”.

National Planning Policy Framework (NPPF) 2023: Paragraph 130 (f) supports creating places that are safe.

For Note

In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Signed: **

Sarah Iles

Team Manager Planning Policy & Development Management

**Date 16 October 2023**

**All enquiries should be addressed to:**

Director of Communities Economy and Transport

Communities Economy and Transport Department,

County Hall, St Anne's Crescent,

Lewes, East Sussex, BN7 1UE.

Copies to: S Coogan/ A Smythe– Property, Business Services

 C Timm – Eastbourne Borough Council Planning Service