



# Battle Town Council



**Minutes of the PLANNING & TRANSPORT COMMITTEE held on  
TUESDAY, 12<sup>th</sup> OCTOBER 2021 at 7.30 pm at The Emmanuel Centre, Harrier Lane, Battle**

**Present:** Cllrs M Howell (Chairman), V Cook, C Davies, G Favell, J Gyngell, A Russell, D Wheeler

**In attendance:** Mr B Marks (Footpaths Advisor), J de Garston (Asst Town Clerk)

1. **Apologies for absence:** None
2. **Disclosure of Interest:** None
3. **Minutes of the previous meeting held on 14<sup>th</sup> September 2021** were approved subject to a correction to the comment on RR/2021/1591/P which referred to the area as being within a Green Gap which was incorrect.
4. **Clerk's report**
  - East Sussex Highways have again been contacted as the feasibility study for Coronation Gardens has still not been undertaken.
  - Confirmation is awaited from the Lillybank contractor that they are ready to order the bus shelter.
  - Response from East Sussex County Council in relation to Caldbec Hill is still awaited
  - A recent virtual meeting took place for Council to be advised of proposed safety improvements to the A21. Cllrs Favell, Davies, Howell, Kiloh, and Wheeler attended. The following information was received "We will be in touch in the next 6-9 months to arrange another consultation with the purpose of updating you on the progress of the scheme and to continue discussions on the issues that local residents are experiencing. In the meantime, if you have any queries about the scheme or information that you feel will be beneficial to us, please email us on this address. We are also happy for you to forward the email on to parishioners if they have any queries and would like to come directly to us."
5. **Correspondence and Communications**
  - Members noted the **road closure** on **Sunday, 14<sup>th</sup> November** for the Remembrance parade.

**Decisions received:**

**Approved**

**RR/2020/991/P The White Cottage, Battle Hill, Battle**  
Demolition of existing dwelling and erection of proposed new three bed dwelling incorporating new garage.

**RR/2020/358/L Marley House – Outbuilding (Former Squash Court), Marley Lane, Battle**  
Conversion of outbuilding (Former Squash Court) into a dwelling house with gardens and use of existing parking area and access.

**RR/2021/951/P Oaklea, Marley Lane, Battle**  
Single storey rear extension, hip to gable roof extension and new detached garage with office/gym above.

**RR/2021/1224/P Quarry House, Telham Lane, Battle**  
Proposed garage conversion and first floor extension over (amendments to planning permission RR/2015/1731/P). (Part retrospective)

**RR/2021/1311/L The Chequers, Lower Lake, Battle**  
Structural support to existing timbers, replacement ceiling and re roofing flat roof to first floor

# Battle Town Council

front bedroom.

**RR/2021/1370/P & Beech Farmhouse, Beech Farm lane, Battle**

**RR/2021/1371/L** (Correspondence 9/2/21 Listed consent not required)

Construction of a swimming pool

**RR/2021/1434/P Asten, Saxonwood Road, Battle**

Proposed extensions and alterations (Resubmission of previous application)

## Appeal decision -granted

**RR/2020/164/P 25 Tollgates, Battle, TN33 0JA**

Demolition of dwelling and erection of four detached dwellings with associated access, parking and landscaping

## Refused

**RR/2020/357/P Marley House – Outbuilding (Former Squash Court), Marley Lane, Battle**

Conversion of outbuilding (Former Squash Court) into a dwelling house with gardens and use of existing parking area and access.

**RR/2021/1102/P Caldbec Hill – Land at North Side of, Battle**

Proposed detached dwelling

## Notification of Appeal

**RR/2020/1668/P Reeves Cottage, Kane Hythe Road, Battle**

Proposed change of use of ancillary living unit to self contained dwelling

## **6. Battle Civil Parish Neighbourhood Plan Steering Group**

- The **minutes of the Battle CPNP Steering Group meeting of 22<sup>nd</sup> September** were noted, as attached.
- Cllr Russell proposed the Steering Group not be disbanded until a handover could be arranged to the IMR. It was agreed the decision to dissolve the SG be considered at Full Council meeting of 19<sup>th</sup> October following the decision of RDC to approve the plan and a meeting of the SG planned for 3pm on 19<sup>th</sup> October.

## **7. Membership to Neighbourhood Plan Implementation, Monitoring and Review Sub-committee**

Cllrs Howell & Wheeler have agreed to be Councillor members and Bev Marks has agreed to be a non Councillor member. To ensure all Councillors could be approached it was proposed the membership of a third Councillor be taken to Full Council next week.

It was agreed key skills for non-steering group members should include someone with an understanding of creating and interpreting data; an ability to extract salient points to compile reports and an understanding of interpretation and implementation of plans. The discussion considered whether an invitation could be made to a respondent to the NP consultation as they would have a knowledge of the plan. **Action:** A request to be made to the Town Clerk to advise if the Council can approach respondents, considered to have the desired attributes, to join the Sub-Committee.

## **8. Notes from the Strengthening Local Relationship meeting of 6<sup>th</sup> October 2021** were noted as attached.

## **9. A report from Cycling & Walking Working Group** was noted as attached.

# Battle Town Council

## 10. Footpath matters

The Footpath Advisor had no formal report but made reference to recent meetings regarding bridleway 86 and access to footpath 32b from Mount Street car park, information relating to these matters had been shared by the Town Clerk.

Members discussed the suggestion for a metal replacement gate on the bridleway alongside the Abbey at George Meadow.

Cllr Russell proposed the Council support the suggestions for both the bridleway gate and access on footpath 32b, this was seconded by Cllr Favell and agreed by Members.

On the car park at Mount Street, the Footpath Advisor expressed a reservation to move the footpath as the existing section is an identified Right of Way and is therefore maintained from public funds. He suggested the matter be reconsidered when the Town Clerk was available to confirm whether the information provided was from the discussions or formal correspondence from East Sussex County Council.

## 11. Agree any action required from building condition report

Members requested a letter be sent, from the Town Council, requesting properties be maintained in accordance with the standards for those within a conservation area. It was agreed that occupiers may not be owners and it may not be easy to confirm which are commercial and which are residential properties. It was suggested a post code search may identify how many addresses are recorded at each building.

Cllr Favell advised the South & South East in Bloom working group have drafted a letter to be sent to every town centre property advising them of the town's entry to next year's competition which could be a precursor to the letters to address the more significant concerns.

Cllr Gyngell felt, as this matter has been discussed for several months, it may be worth checking again that all the properties identified still required improvement as there are a significant number of scaffolds currently on the High Street. Cllr Gyngell agreed to undertake these checks.

## 12. Review of Action Plans

- *Spending programme for CIL monies for agreement by Council*

Cllr Favell advised there are projects for consideration within the Action Plan which should be the prioritised for CIL monies, these include the all-weather footpath system, shared use pathway, car park provision, steps to ramp project and a footway from Harrier Lane to FP67b. **Action:** Members requested a full list of all the projects be presented to the next meeting for consideration.

- *Undertake a biannual review for possible sources of income for footpaths*

It was suggested that projects need to be identified before funding sources are sought. Cllr Favell reported that the objective was also to seek opportunities to recover costs.

Cllr Russell reported previous funds had been donated by the Ramblers Association with support from the Footpath Advisor and maybe Sussex Lund could also be approached.

The Asst Town Clerk reported the monthly funding newsletter from East Sussex is regularly reviewed to seek any funding opportunity that would benefit the Council's projects.

- *Arrange meetings with transportation partners to gain an understanding of future plans*

Cllr Cook reported she attends regular meetings with the South East Rail Partnership who are very keen to work with the Town Councils to improve services.

Engagement with the bus providers proves more difficult.

Bev Marks reported he attends HARTAG meetings, which Cllr Field chairs in conjunction with a representative from Hastings Borough Council. This group are working on Rural Rother needs, there had been works to understand the changes needed for the coastal strip but this had not included provision into rural Rother areas. It is considered important that modal hubs are

# *Battle Town Council*

considered to improve access to public transport. This could include multi modal tickets to support ease of travel across different modes. Cllr Favell suggested it would be helpful to have the minutes from the HARTAG meetings. Mr Marks agreed to send these for circulation.

## **13. To consider applications received to date**

[RR/2021/1104/P](#) &

[RR/2021/1105/L](#)

**4 High Street, Battle TN33 0AE**

Erection of a new wooden out building in the rear garden to replace existing rotten and dilapidated structure.

**Comment:** A unanimous no objection.

[RR/2021/1754/P](#)

**North Trade Road - Land North of, Battle**

Reserved matters relating to layout, appearance, landscaping and scale pursuant to outline permission RR/2018/2666/P for the erection of 20 dwellings including 7 affordable with access onto North Trade Road.

**Comment:** Members unanimously objected to the designs as they do not meet the criteria of the Battle Design Code, the High Weald AONB Design code or the National Planning Policy Framework. The designs lack reference to the local vernacular or approved colour palette; there is no mix of styles with blocks of properties of the same design; despite comments within the application there is no connection to the current footpath network without crossing the A271 and although the arboricultural report refers to replanting, under the NPPF, there should be a nett gain and biodiversity not just direct replacement of lost trees.

[RR/2021/1763/P](#)

**169 Hastings Road, 3 Kent View, Battle TN33 0TR**

Proposed single storey side extension and single storey rear extension with minor internal alterations. Velux rooflights to the rear extension (alternative scheme following the approval of RR/2019/2726/P.

**Comment:** A unanimous no objection.

[RR/2021/1798/P](#)

**12 Isherwood, Battle TN33 0EJ**

Proposed two storey infill extension and single storey rear extension and alterations

**Comment:** A unanimous no objection.

[RR/2021/1801/P](#) &

[RR/2021/1802/L](#)

**Blackfriars Oast, Marley Lane, Battle TN33 0DQ**

Proposed new garden to the north of Blackfriars Oast including hard landscaping, walls, dovecote, decorative pond and small garden bridge.

**Comment:** No objection by majority of 5:2, subject to ecological and arboricultural guidelines being met.

[RR/2021/1876/L](#)

**Battle Railway Station, Station Road, Battle TN33 0DE**

Installation of 2no. new information plaques within the existing station booking hall

**Comment:** A unanimous no objection.

[RR/2021/1884/P](#)

**25 Stream Farm Cottages, Netherfield Road, Battle TN33 0HH**

Proposed first floor extension

**Comment:** No objection by a majority of 5:2 (1 objection and 1 abstention).

# Battle Town Council

## [RR/2021/1904/P](#)

### **110 Hastings Road, Battle TN33 0TQ**

New rendered front wall and gates for privacy and security. (Resubmission)

**Comment:** Members unanimously objected to this application due to the significant height of the wall. Members reported a wall of this nature should be a maximum of 1m.

## [RR/2021/1906/P](#)

### **61 & 63 North Trade Road, Battle TN33 0HW**

Variation of condition 2 imposed on RR/2019/1597/P to allow amendment to site layout plan to include provision of access ramp.

**Comment:** No objection subject to the arboricultural advice being closely followed and monitored with a tree report being carried out post development.

## [RR/2021/1929/P](#)

### **Wildwood, Kingsdale Close, Battle TN33 0DP**

Erection of 4no bedroom detached house and garage

**Comment:** Members unanimously objected to this application as an overdevelopment of the area; there is no possible mitigation to the additional traffic and lack of footpath for pedestrians onto a busy main road. Concern was also expressed that despite the arboricultural report there is no nett gain to the number of trees.

## [RR/2021/1930/P](#)

### **120 North Trade Road, Whitelands, Battle TN33 0HN**

Erection of two detached dwellings and creation of new access onto North Trade Road.

**Comment:** Members unanimously objected to this application. It is outside the development boundary; is considered a ribbon development and has no link to the existing footpath network without crossing the A271, North Trade Road.

## [RR/2021/1934/P](#)

### **Squirrels, Netherfield Hill, Netherfield, Battle TN33 0LH**

Demolition of utility room, conversion of garage, single storey side extension to form one-bed annexe

**Comment:** A unanimous no objection, subject to a condition that the annexe is tied to the main building in perpetuity.

## [RR/2021/1972/P](#)

### **69 North Trade Road, Sherburn, Battle TN33 0HW**

Proposed front entrance porch and hallway extension.

**Comment:** A unanimous no objection.

## [RR/2021/2030/P](#)

### **Almond Cottage, Whatlington Road, Battle TN33 0JN**

Proposed side and rear extensions and alterations

**Comment:** A unanimous no objection.

## [RR/2021/2037/P](#)

### **74 North Trade Road, Combe House, Battle TN33 0HW**

Loft conversion including roof extension to form partial gable to the eastern elevation, two small dormers to the front roof slope and a dormer to the rear roof slope

**Comment:** A unanimous no objection.

## [RR/2021/2329/T](#)

### **10 Glengorse, Battle TN33 0TX**

Removal of TPO No.25 Beech Tree.

**Comment:** A unanimous no objection, subject to production of the full arboricultural report being presented which confirms the diagnosis of the two tree conditions referred to.

# *Battle Town Council*

## **14. Finance**

- Budget Report at 31<sup>st</sup> August 2021 was noted, as attached.
- Members proposed an increase of 3% be applied to the budget for 2022-2023 for recommendation to Finance & General Purposes Committee.

## **15. Matters for information / future agenda items**

- P&T Projects listing for consideration for CIL monies

## **16. Date of next meeting:** 9<sup>th</sup> November 2021

Mr Marks left the meeting

## **EXCLUSION OF THE PUBLIC AND PRESS**

For the consideration of sensitive information it is recommended that the press and public be excluded in accordance with the Public Bodies (Admissions to Meetings) Act 1960 (1)(2) for the following item.

**17. Confidential item** – The updated enforcement list as at 29<sup>th</sup> September 2021 was noted.

There being no further business the meeting closed at 9.30 p.m.

**Cllr M Howell**  
**Chairman**