



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 10th AUGUST 2021 at 7.30pm at The Emmanuel Centre, Harrier Lane, Battle

Present: Cllrs M Howell (Chairman), A Brown, V Cook, G Favell, J Gyngell, A Russell D Wheeler.

In attendance: Five members of the public, Mr B Marks (Footpaths Advisor), C Harris (Town Clerk).

Public Question Time

A member of the public reported on a previous application for 5 houses on the site at **Caldbec Hill – land at north side**, that was refused by the Local Planning Authority and upheld on appeal by the Planning Inspectorate and was now subject to application **RR/2021/1102/P** for one house. She highlighted that many of the reasons for refusal of the original application remain valid for this proposal; the position of the suggested house would be at the highest point of the field; requires an entrance double the size of the existing, eroding the green space; and would have a significant impact on a neighbouring property. The Council was asked to support a refusal of this application.

1. **Apologies for absence:** Cllr C Davies.

2. **Disclosure of interest:** Cllrs Russell and Favell disclosed a personal interest in item 14 RR/2021/1102/P.

3. **Minutes of the previous meeting of 13th July 2021** were approved and duly signed by Cllr Howell.

4. Clerk's report

The developers at North Trade Road and London Road (A2100) had acknowledged the required design of **bus shelter** and maintenance contribution. The latter had formally agreed the terms. The removal of the existing bus shelter at Battle Gates is on the grounds staff task list.

5. Correspondence and Communications

• Notification of planning appeal under section 174

Big Wood, Land to the East of London Road, Battle

Alleged breach - Change of use from agriculture to mixed agricultural use and storage of shipping containers building materials and plant machinery not connected with agriculture and operational development. It was noted that the Council had submitted a comment against this development.

• **Decisions received:**

Approved

RR/2021/362/P **10 Claverham Close, Brockwell, Battle**

Removal of UPVC porch and to be replaced with build block porch with pitched roof.

RR/2021/405/P **George Way, Beeches Brook, Telham Lane, Battle**

Proposed front & side extension to existing day-room/utility block. Extend existing residential curtilage to allow for the relocation of existing stable-block.

RR/2021/496/P **12 St Marys Villas, Battle**

Proposed change of use of existing basement with associated basement works to form a new holiday let and installation of W.C and full height storage to workshop/garage.

RR/2021/505/P **2 Claverham Close, Battle**

Single storey side extension to infill between dwelling & existing garage. Re-roof over existing

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garage & form mock pitch to front elevation. Replace existing conservatory to rear elevation with raised decking. Cedar/Larch cladding to front gable-end. New windows & doors to be UPVC finished in grey

RR/2021/571/P **Yew Tree Cottage, Netherfield Road, Netherfield, Battle**

First floor extension above existing ground floor extension.

RR/2021/709/P **St Marys Farmhouse, Battle Hill, Battle**

Proposed extensions to ground floor and alterations.

RR/2021/743/P **41 Starrs Mead, Battle**

Proposed rear extension to existing garage forming home office and internal alterations to ground floor.

RR/2021/746/P **30 Frederick Thatcher Place, North Trade Road, Battle**

Removal of existing white timber window/door frames and replacement with white PVCu frames and black composite door.

RR/2021/761/P **Mill View, Netherfield Hill, Netherfield, Battle**

Proposed single storey extension and alterations.

Delegated approval

RR/2021/1494/TN **North Trade Road (opposite junction for Tollgates), Battle**

Install street cabinets to bring ultrafast fibre-to-the-premises (FTTP)

RR/2021/1628/TN **Telham Water Tower, Hastings Road, Battle**

Install telecommunications apparatus

Approval of reserved matters

RR/2021/182/P **Watch oak House – Land adjacent to, Chain Lane, Battle**

Approval of reserved matters relating to appearance, layout and scale pursuant to outline permission RR/2019/158/P for the erection of 3 dwellings (proposed revisions relating to plot 1).

Refused

RR/2021/549/P **7 Mountjoy, Battle**

Proposed loft conversion with rear dormer

RR/2021/858/P **110 Hastings Road, Battle**

Change of external materials to dwelling and garage to Grey Cedral weatherboard at upper levels. New rendered frontage wall and gates for privacy and security.

- Confirmation that the **Appeal against enforcement action at land to rear of Fir Tree Cottage, Netherfield Hill** will be held as a virtual event had been received. It was noted that County/District Cllr Field will be attending.
- A report that incorrect information for **RR/2021/1603/T** had been submitted and had therefore withdrawn. A further application will be made.
- Emails to the Planning Inspectorate from the Netherfield Residents Opposition Group had been copied to the Clerk stating objections to the Battle Civil Parish Neighbourhood Plan.
- An urgent request for comment from **East Sussex County Council** on a proposal to construct a temporary pumping chamber and attenuation tank in connection with the redevelopment of **Claverham Community College**. Members had no objection to this.
- The Clerk will attend the virtual information session on the revised **National Planning Policy Framework** alongside the final version of the **National Model Design Code** on Thursday 26th August at 7pm. Members interested in joining the Clerk at The Old Court House are welcome.
- Notification of an **Appeal against the refusal of permission** for the demolition of dwelling and erection of four detached dwelling with associated access, parking and landscaping at **25 Tollgates (RR/2020/164/P)** was noted.

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6. Battle Civil Parish Neighbourhood Plan Steering Group

- The **minutes of meeting of 22nd July 2021** were noted, as attached.
- The Chairman reported that:
 - Rother District Council had confirmed that **the Referendum** is to be held on 16th September and will be conducted in the same way as other elections;
 - The Council **leaflets had been distributed** to the Battle Wards via Royal Mail with hand deliveries at Netherfield;
 - The **Information Statement had been published by RDC** on 6th August. The Council is no longer permitted to promote a positive vote. However, information about the Referendum can be publicised;
 - The **erection of a banner** is in progress;
 - **Groups and individuals can promote a positive vote**, no Councillor titles, addresses or emails are to be used.

7. Cycling & Walking Working Group – No report.

8. Footpath matters

- The Footpath Advisor reported that the **surface hardening** at Footpath (FP) 82 is almost completed with FP41 started. The Clerk confirmed that there had been some matters of concern that have been raised with the Contractor, including the lack of requested 'path closed' signs.
- The Clerk apologised that the proposed **Battle Rambler information signs** had not been circulated to Council. This will be consulted by email.

9. Building condition report

The list of buildings at first floor considered to be in poor condition had been recommended for action by the External Relations & Town Development Committee. Members agreed to look at the properties listed for consideration at the next meeting.

10. Fencing at Caldbec Hill

The Clerk reported that despite several emails, no firm agreement had been reached for East Sussex County Council to install the previously agreed chestnut fencing. It was noted that the materials had been quoted at £1390 and pressure had been put to ESCC that this is a fairly insignificant figure. Members reiterated the agreement for Council staff to install the fencing without charge for labour. It was suggested that Wild about Battle might consider a contribution.

11. Strengthening Local Relations (SLR) meeting in September

It was noted that additional double yellow road markings had been agreed by Council at Caldbec Hill and North Trade Road. Additional items: renewing of lines and 'roundabout' circle at Powdermill Lane. The Clerk was asked to report the same issue at Ninfield; a request for road markings to highlight the 30mph speed limit at Glengorse and other areas.

12. Traffic calming measures

Cllr Russell reported that, following concerns from residents at speeding vehicles on Whatlington Road, a meeting had been held with Cllr Field to discuss possible traffic calming measures that might be supported by Community Infrastructure Levy funding. A "build-out" near the junction with Oakhurst Road had been suggested. Other areas of concern raised included Netherfield Hill/Road, Telham Lane and Marley Lane, close to Harrier Lane. It was noted that other traffic and footways items have already been included on the CIL list of possible projects. Cllr Russell

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requested that the funding of the above is investigated and recognised that a phased implementation may be necessary.

It was noted that build-outs are not considered safe for cyclists and other traffic calming measures discussed included road markings and flashing signs.

Members were reminded that each feasibility study is charged at £500 and it was agreed that data should be collated at each location by the use of the Black Cat equipment to identify priorities.

13. To review Action Plans

- Review a full assessment of footpaths on a 2 year rolling basis

The Footpaths Advisor reported that footpaths with the highest footfall requiring attention: FP34 from St Marys Church Hall to St Martins; the 1066 Country Walk (bridleway 86b) from Park Lane to near the footpath fork at B88 and FP95, in part possibly caused by springs and water from the English Heritage car park; and the previously discussed footway installation to allow easier access between FP67b and 109g. He suggested that discussions with English Heritage, East Sussex County Council and Rother District Council should be undertaken.

14. To consider applications received to date

Cllrs Favell and Russel repeated their interest in this item and took no part in the vote.

[RR/2021/1102/P](#)

Caldbec Hill - Land at North Side of, Battle

Proposed detached dwelling

Comment: Members objected strongly to this application as: development outside of the current RDC development boundary and emerging Battle CP Neighbourhood Plan(Battle CP NP) boundary; on a highly visible and sensitive site; fails to address guidance provided by High Weald AONB and Battle CP Design Guidelines; fails to meet policy proposals that new housing must be visually integrated with its surroundings; no Highway assessment, harmful impact on the amenity surrounding residents and impacts on Local Green Space; the development requires driveway across Local Green Space GS05; impact on AONB already assessed by Planning Inspectorate and does not comply with Dark Skies policy; close proximity to 5 listed buildings; close proximity to non-designated Heritage. Emerging Battle CP NP references: HD1; HD4; HD5; HD6; IN2; IN4; EN1; EN3; EN4; EN5.

Five members of the public left the meeting.

[RR/2021/845/P](#)

Norwood, Canadia Road, Battle TN33 0LR

Demolition of existing dwelling, erection of replacement dwelling

Comment: No objection to this, subject to the external finish reflecting the vernacular of the street scene as detailed in the High Weald Design Guide and Battle CP Design Guidelines.

[RR/2021/951/P](#)

Oaklea, Marley Lane, Battle TN33 0RB

Single storey rear extension, hip to gable roof extension and new detached garage with office/gym above.

Comment: No objection to this. Members noted that the current proposals do not appear to relate to the previous application.

[RR/2021/954/P](#)

5 Claverham Way, Battle TN33 0JE

Loft conversion

Comment: No objection to this.

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RR/2021/1013/P

Pinecroft, London Road, Battle TN33 0LP

Erection of detached garage

Comment: No objection to this, subject to the increase in landscape screening.

RR/2021/1022/P

132 Hastings Road, Battle TN33 0TW

Proposed single storey rear extension, garage conversion and alterations

Comment: No objection to this.

RR/2021/1066/P

Fairlight, Oakhurst Road, Battle TN33 0JL

Demolition of existing dwelling and erection of replacement dwelling including alterations to existing access

Comment: No objection to this.

RR/2021/1071/P

3 Virgins Croft, Battle TN33 0JJ

Proposed first floor rear extension and new pitched roof to side porch and new windows and doors.

Comment: No objection to this.

RR/2021/1147/P

Forest View, Netherfield Hill, Battle TN33 0LH

Proposed single storey side extension.

Comment: No objection to this.

RR/2021/1691/T

Battle Baptist Church, Mount Street, Battle TN33 0EG

Ash tree - fell.

Comment: No objection to this, subject to the planting of a replacement native species tree.

RR/2021/1101/P

26 Stream Farm Cottages, Netherfield Road, Battle TN33 0HH

Proposed two storey rear extension

Comment: No objection to this.

RR/2021/1166/P

Karibu, Vale Road, Battle TN33 0HE

Extensions and alterations to dwelling.

Comment: No objection to this.

RR/2021/1206/P

5 Stream Farm Cottages, Netherfield Road, Battle TN33 0HH

Erect two storey rear extension.

Comment: No objection to this.

RR/2021/1224/P

Quarry House, Telham Lane, Battle TN33 0SN

Proposed garage conversion and first floor extension over (amendments to planning permission RR/2015/1731/P). (Part retrospective)

Comment: No objection to this.

RR/2021/1256/P

2 Claverham Way, Tollgates, Battle TN33 0JE

Proposed loft conversion to form bedroom with ensuite, single storey rear extension and conversion of garage to form bedroom and utility room.

Comment: No objection to this.

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[RR/2021/1370/P &
RR/2021/1371/L](#)

Beech Farmhouse, Beech Farm Lane, Battle TN33 0LL

Construction of a swimming pool

Comment: No objection to this, subject to a condition that no provision of pool house is sought.

This notification is for information only.

[RR/2021/1871/FN](#)

Le Rette Farm, Netherfield Hill, Battle TN33 0LL

Erection of a barn for storage and use as workshop.

This notification is for information only.

[RR/2021/1875/TN](#)

Rother DC Office, Chain Lane, Battle TN33 0HG

Alteration to existing Vodafone apparatus on Existing Everything Everywhere Tower.

15. Finance

- The **Budget Report at 30th June 2021** was noted as attached.
- There were no applications for **Post Covid-19 Recovery Grant**.

Footpaths Advisor left the meeting.

16. Matters for information / future agenda items

- To agree Terms of Reference for Neighbourhood Plan Implementation, Monitoring & Review sub Committee

It was reported that part of the High Street bus shelter requires staining.

17. Date of next meeting: 14th September 2021

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.

18. Confidential item

The updated **enforcement list as at 4th August 2021** was noted.

There being no further business, the meeting closed at 9.13pm.

**Cllr M Howell
Chairman**