



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 14th SEPTEMBER 2021 at 7.30pm at The Emmanuel Centre, Harrier Lane, Battle

Present: Cllrs M Howell (Chairman), A Brown, C Davies, V Cook, G Favell, D Wheeler.

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

Public Question Time

A resident highlighted recent actions at **Telham Meadows, Hastings Road** including: the removal of trees and a verge; Enforcement Notice being issued; and a previous planning application that was refused. The concern at potential homelessness being used to justify this new application was noted.

A member of the public raised concerns at the new application at **Asten, Saxonwood Road** which remained out of keeping with the street scene, was larger and would overlook both neighbours.

Mr Marks reported on the recent **Hastings & Rother Transport Action Group** that highlighted the poor bus services, particularly from rural villages for linear routes. The suggestion for green roof tops on bus shelters had been highlighted and Council were asked to consider this for the two new shelters agreed recently.

The closure of the **footway at The Almonry** was raised as a matter of concern and a date for when the hoarding/scaffolding would be removed was requested. The Clerk confirmed that options had been discussed with the Contractor but there was no easy solution or recommendations from East Sussex Highways. Although a date is not confirmed for the removal, Contractors are working hard to ensure that it is removed as soon as practicable.

1. **Apologies for absence:** Cllrs J Gyngell, A Russell.
2. **Disclosure of interest:** Cllr Cook disclosed a personal interest in item RR/2021/1709/P
3. **Minutes of the previous meeting of 10th August 2021** were approved and duly signed by Cllr Howell.

12. Planning applications

[RR/2021/1434/P](#)

Asten, Saxonwood Road, Battle TN33 0EY

Proposed extensions and alterations (Resubmission of previous application)

Comment: Members agreed, by a majority, that this application is an over-development of the site with a roofline out of keeping with adjacent properties and should be refused.

[RR/2021/1591/P](#)

Telham Meadows, Hastings Road, Battle TN33 0SH

Removal of existing structures and replace with residential dwelling. Retrospective planning approval for the siting of emergency temporary mobile home, minor site clearance and drive widening. (Resubmission following refusal of RR/2020/2510/P)

Comment: Members reiterated comments made to the previous application: this proposal should be refused as overdevelopment of the site with a proposed inappropriate building design in an Area of Outstanding Natural Beauty within a green gap, adjacent to a local heritage asset route-way, close to listed buildings and outside of the development boundary: all conflicting with the emerging Battle Neighbourhood Plan policies.

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Two members of the public left the meeting

4. Clerk's report

Despite several emails to East Sussex County Council, and with Cllr Field's support, there had been no confirmation that the materials for the chestnut fencing would be purchased for the installation by Council grounds staff. A further reassurance for a decision on Monday had been received. Members reiterated the frustration that this was an ESCC initiative that Council had agreed to support with such a minor expenditure required.

5. Correspondence and Communications

- Members had no objection to the **road closures**:
 - 6th November 2021 for Battle Bonfire Procession;
 - 27th November 2021 for Lights-On event
- The **withdrawal** of planning application **RR/2021/1066/P** Fairlight, Oakhurst Road, Battle. Demolition of existing dwelling and erection of replacement dwelling including alterations to existing access was noted.
- The **Planning Appeal** in respect of planning application **RR/2019/1565/P High Views – land adjoining, Loose Farm Lane, Battle**. Change of use of existing agricultural land, for stationing of 2 mobile homes for residential purposes by gypsy family members, together with provision of communal utility/day-room. Extended family members linked to adjoining high views approved gypsy site was noted.

- Decisions received and noted:**

Approved

RR/2018/34/P

Netherfield Hill Cottages - land adj, Battle

Proposed construction of 3no. affordable houses, including highway access improvements and landscaping.

RR/2021/115/L

85-86 High Street, Battle

Internal alterations to facilitate change of use of ground floor from disused shops to 2 holiday lets.

RR/2021/716/P

23A North Trade Road, Battle

Single storey rear extension and patio to rear.

RR/2021/817/P

17 Marley Close, Battle

Proposed alterations and improvements to existing single storey rear projection including raising of roof and changes to windows.

RR/2021/826/P

28 Wellington Gardens, Battle

Erect single storey wraparound extension and alterations including construction of rear veranda.

RR/2021/838/P

Kerry Cottage, Netherfield Road, Netherfield Battle

Proposed removal of existing Conservatory to the front and part side elevation and construction of a single storey front and part side extension to create a Garden Room with balcony over. Removal of bedroom window and replacement with doors to balcony. Proposed extension to front porch. Proposed single storey side extension to form utility room and open porch. Replacement of white weatherboarding with white Marley Eternit Cedral board to first floor elevations. Proposed side extension to existing garage to form a carport.

RR/2021/902/P

Hillside, Netherfield Hill, Netherfield, Battle

Single bay oak framed garage.

RR/2021/954/P

5 Claverham Way, Battle

Loft conversion.

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RR/2021/1013/P **Pinecroft, London Road, Battle**

Erection of detached garage.

RR/2021/1294/P **Field House, Battle Gates, Battle**

Variation of conditions imposed on RR/2020/1397/P to allow change of material.

RR/2021/1875/TN **Rother DC Office, Chain Lane, Battle**

Alteration to existing Vodafone apparatus on Existing Everything Everywhere Tower.

Refused

RR/2020/1875/P **Frederick Thatcher Place – Land west of, North Trade Road, Battle**

Construction of 4no dwellings with associated parking and landscaping.

RR/2021/116/P **85-86 High Street**

Change of use of ground floor from disused shops to 2 holiday lets.

RR/2021/298/T **4 Parkridge Mews, Caldbec Hill, Battle**

Reduction of sycamore tree with TPO

Refused Planning Appeal

RR/2020/651/P **Sierra Lodge, 74A Hastings Road, Battle**

Change of Use from a detached garage to a holiday let with one allocated parking space and bin store area.

6. Battle Civil Parish Neighbourhood Plan

- The **minutes of the Battle CP NP Steering Group meeting of 24th August 2021** were noted, as attached.
- The Chairman reported that the **Referendum** will take place on Thursday and that she, Chairman of Council and the Clerk had been invited to attend the count at Bexhill Town Hall. The result will be emailed to the Battle CP SG.

7. Neighbourhood Plan Implementation, Monitoring & Review sub Committee

Following discussion, the Terms of Reference were unanimously agreed with appendices, as attached.

Two members of the public left the meeting.

8. Cycling & Walking Working Group

Cllr Wheeler reported that activity has been ongoing, albeit slowly and a meeting will be held prior to the next Committee meeting.

9. Footpath matters

- The Footpath Advisor reported that the **yellow footpath labels** had been agreed, timber stakes acquired and that Ramblers would install on the resurfaced footpaths when appropriate.
- Members thanked Mr Marks for the helpful **footpaths familiarisation walk** that highlighted the poor condition of sections of the 1066 Country Walk at George Meadow and footpath 34.
- The Clerk reported that although contact had been attempted via email and telephone raising concern at the surface hardening works to **footpaths 41, 82 and 87**, the contractor had continued with the unsatisfactory work. Following the contractor's indication that the project had been completed, the Clerk had agreed to seek advice from the ES Footpaths Officer who had agreed a contribution of £5,000, subject to the ESCC specification being used. The Officer's report had been sent to the contractor and no response has yet been received. It

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confirmed that none of the work has been completed to specification. Members noted that previous work carried out by this contractor at Mansers Shaw and other areas had been completed to a very good standard and that this was extremely disappointing. The Clerk is in discussion with the contractor to find a solution.

10. Building condition report

Members reiterated agreement to look at the properties independently to discuss any action at the next meeting.

11. Action Plans

The updated Plan was noted as attached.

12. To consider applications received to date

ADDITIONAL INFORMATION / AMENDED PLANS AND/OR DESCRIPTION

[RR/2021/433/P](#)

17 Marley Lane, Capri, Battle TN33 0BA

Two storey rear extension and loft conversion to provide attached annexe accommodation and driveway. Addition of detached garage and boundary treatments. (alternative to RR/2020/474/P).

Comment: "Following the re-siting of the garage to the rear of the property, Council has no objection in principle. However, Council remains concerned that the pillars are not in keeping with the street scene" had been submitted to meet response deadline.

[RR/2021/1298/P](#)

Farndale House, Marley Lane, Battle TN33 0RB

Proposed oak framed garage.

Comment: A unanimous no objection.

[RR/2021/1311/L](#)

The Chequers, Lower Lake, Battle TN33 0AT

Structural support to existing timbers, replacement ceiling and re roofing flat roof to first floor front bedroom.

Comment: A unanimous no objection.

[RR/2021/1439/P](#)

13 Senlac Gardens, Battle TN33 0AX

Proposed part two storey and part single storey rear extension.

Comment: A unanimous no objection.

[RR/2021/1469/P](#)

Uckham Lane Nurseries, Uckham Lane, Battle TN33 0LY

Proposed replacement of existing mobile home annexe with new annexe building

Comment: A unanimous no objection.

[RR/2021/1471/P](#)

The Granary Woodlands Farm, Netherfield Road, Netherfield, Battle, TN33 9PY

Proposed external lighting in connection with Dog Kennel business approved under RR/2020/1128/P.

Comment: A unanimous no objection.

[RR/2021/1472/P](#)

Squirrel Cottage, North Trade Road, Battle TN33 9LJ

To install 3no. (three) handmade timber glamping pods along with a permeable track and parking spaces, recycling/waste collection area, and associated private drainage system.

Comment: Council acknowledge that holiday accommodation is required and, subject to no concerns raised by East Sussex Highways at the access, has no objection to this.

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Comment: Subject to there being no concerns raised by the Highways Agency at the access, members had no objection to this.

[RR/2021/1597/P](#) **23B North Trade Road, Battle TN33 OHS**

Erect car port in front of garage.

Comment: A unanimous no objection.

[RR/2021/1614/P](#) **Kelklands Farm, Chain Lane, Battle TN33 OHG**

Proposed detached garden room and attached open shelter

Comment: A unanimous no objection.

[RR/2021/1616/P](#) **Corriemulzie, Netherfield Road, Netherfield, Battle TN33 9PY**

Change of use and level land behind the property to provide a riding arena, complete with all-weather specialist surface and storage unit.

Comment: Subject to the protection of the four metal posts that are historically important as marking the "Miners Path" in the 1950's, Members had no objection to this application.

[RR/2021/1619/P](#) **Battle Abbey, High Street, Battle TN33 OAE**

Installation of free-standing parasol.

Comment: A unanimous no objection.

Cllr Cook repeated her interest in this item and took no part in the discussion.

[RR/2021/1709/P](#) **108 Hastings Road, Ludgrove, Battle TN33 OTQ**

Installation of post and rail fencing, with native hedgerow and gates to property.

Comment: A unanimous no objection.

[RR/2021/1947/C](#) **Claverham Community College, North Trade Road, Battle TN33 OHT**

Construction of a temporary pumping chamber and attenuation tank in connection with the redevelopment of Claverham Community College.

Any comments in respect of the above application should be made directly to the Director of Transport and Environment (quoting ref RR/3439/CC) East Sussex County Council, County Hall, St Annes Crescent, Lewes by 24-08-21

Comment: 'No objection' had been submitted to meet response deadline.

ADDITIONAL INFORMATION / AMENDED PLANS AND/OR DESCRIPTION

[RR/2019/2527/P](#) **93 High Street - Land to the rear of, Battle TN33 OAQ**

Construction of 2 x four bedroom dwellings with residential and visitor parking.

Comment: Members reiterated previous comments: this is overdevelopment with poor access and should be refused. It was noted that the tank traps at the foot of the garden, which are included in the emerging Battle Civil Parish Neighbourhood Plan, should be protected.

13. Finance

- The **Budget Report at 30th July 2021** was noted as attached.

14. Matters for information / future agenda items

- Budget 2022-23

15. Date of next meeting: 12th October 2021

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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.

16. Confidential item

The updated **enforcement list as at 7th September 2021** was noted.

Following two matters raised by local residents: the Clerk was authorised to clarify the situation with fencing at 24/25 Senlac Gardens; the Chairman of P&T Committee and Chairman of Council will meet with a concerned member of the public.

There being no further business, the meeting closed at 9.10pm.

Cllr M Howell
Chairman