



# Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on  
**TUESDAY, 11<sup>th</sup> MAY 2021 at 7.30pm at The Emmanuel Centre, Harrier Lane, Battle**

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

**In attendance:** One member of the public, Mr B Marks (Footpaths Advisor), C Harris (Town Clerk).

The Chairman welcomed everyone to the meeting and thanked Cllr Gyngell for her great Chairmanship over the past few years which would be a hard act to follow.

## **Public Question Time - None**

1. **Apologies for absence:** Cllrs C Davies and A Russell.

2. **Disclosure of interest:** None.

3. **Minutes of the previous meeting of 13<sup>th</sup> April 2021** were approved and duly signed by Cllr Howell.

## **4. Clerk's report**

Communication from East Sussex Highways had indicated that funds are not currently available for the **Caldbec Hill fencing** scheme but that this could change as liabilities are identified. It was reported that the unofficial parking area was extending and the Clerk was asked to confirm the cost of the chestnut fencing project.

## **5. Committee Terms of Reference**

Appropriate additions for the Battle Civil Parish Neighbourhood Plan and Implementation, Monitoring & Review sub Committee were approved and **Members agreed to recommend to Full Council the Terms of Reference as attached.**

## **6. Correspondence and Communications**

- The **Enforcement Notice** against unauthorised works at **Battle Big Wood** was noted.
- A letter from local resident and their solicitor suggesting additional information against **planning application RR/2020/182** had been circulated; the latter only on the day of the meeting. Members discussed this at length and agreed that, as the Local Planning Authority, Rother District Council will be required to fully consider all detail prior to making its decision.

### **Decisions received:**

#### Approved

**RR/2020/1128/P**      **The Granary Woodlands Farm, Netherfield Road, Netherfield, Battle**

Use of part of agricultural barn for a dog kennel business and external exercise areas.

**RR/2020/2498/P**      **52 High Street, Battle**

Creation of a Tap Room within existing building to serve Battle Brewery.

**RR/2020/2344/T**      **Land North and West of Watchoak House, Chain Lane, Battle**

T1, T2, T4, & T7 – Ash- remove 2 x branches

**RR/2021/73/P**      **26 Virgins Lane, Homecroft, Battle**

Adaptions to roof to create 3 bedrooms and bathroom to 1st floor. Extension to front ground and 1st floor. Extension to rear to increase size of Kitchen / Dining area. Side extension with lean-to roof, and other internal changes.

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## Refused

**RR/2021/124/P**

**Asten, Saxonwood Road, Battle**

Proposed extensions and alterations.

**RR/2021/125/P**

**Barnes Oak Farm, Hastings Road, Telham, Battle**

Construction of timber framed building for use as a hair salon with existing agricultural smallholding.

- An email from the applicant of **RR/2020/2257/P** noting the Council's requirement for timber windows fronting the High Street and seeking confirmation of agreement to timber alternative, recommended for heritage/conservation areas. Members asked the Clerk to circulate the website link for comments via email.
- A report from RDC on the **car park review** confirming that a further fact-finding exercise will be undertaken in October 2021. It has also been agreed to make a car park near each town into a long-stay with lower daily charges: Lower Market Road car park will be £3 per day; and to standardise the charging period from 8am to 7pm for all car parks. It was highlighted that this excludes 8.30am-9.30am and 3pm-4pm to allow drop off and collection of Battle & Langton CE school children.

## **7. Tree Preservation Order**

It was noted that this item is a cross over with item 6, RR/2020/182 at **Chain Lane**. Members were concerned that although permission has been granted for RR/2020/2344/T it appears there is conflicting reports in relation to T4, a substantial Ash tree. The Clerk was asked to obtain clarity from the Planning Officer immediately.

## **8. Cycling & Walking Working Group**

There was no report.

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

A written report from the Chairman had been circulated:

- The Plan is now with the examiner and some comments had been made;
- Council agreed the responses to these and RDC had also responded. These are published on BTC, RDC and NP websites;
- A concern at the suspected reference by RDC at the removal of Green Gap GG04, northern side of Telham Lane;
- The SG responded by writing to John Slater, and his reply to RDC (copied to the SG) was received suggesting that a "tit for tat" exchange would not be helpful, but asked if RDC wished to further comment;
- The Inspector hopes to start writing his report soon;
- Additionally, a resident who had submitted a planning application to RDC (RR/2021/125) had written the examiner suggesting that insufficient attention had been paid in the NP to agricultural activities. It had been confirmed that this was not in the Inspector's remit;
- The formation of the Implementation, Monitoring and Review sub Committee will be further discussed when a clearer idea of when the referendum might be held. It is hoped that the Consultant might address the Committee on this.

Following a concern from the resident referred to above, the previously circulated report will be removed from the website.

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## **10. Assessment form for reviewing planning applications**

A draft pro forma had been circulated for discussion. It was agreed that the Battle CP NP SG would be asked to add suggestions to the form for consideration at the next meeting.

## **11. Footpath matters**

- Footpath Advisor:
  - a meeting with the preferred contractor and Clerk to ascertain length of **surface hardening works on FP82** following suggestion from East Sussex County Council Rights of Way Officer to complete the whole section between Mansers Shaw and Almonry Farm. This was measured to be 383m in length. As two segments it was felt that 300m was essential. A representative of the land-owner appeared to be happy with the overall proposal to surface-harden the footpath. The poor state of the fence and particularly the barbed-wire hazards it represents for users had also been highlighted.
  - a potential requirement for a **footway extension**, approximately 150m, immediately east of **Harrier Lane on the south side of Marley Lane** up to the western end of BW67b, which would also allow access, across the road, to the southern end of BW109g; whilst the Harrier Lane end would provide access to FPs both south and north of Marley Lane. This footway extension would provide and deliver a safer route for all users of the 1066 Country Walk, which has received a higher profile from RDC investment in attracting walking tourism recently. The Committee were asked to consider adding this project to the NP Community Aspirations/CIL funding deliberations and to open discussions with ESCC Highways about how this could be designed, planned and jointly funded for provision in the near future.
- Members were reminded that **surface hardening of a section of footpath 82** had been agreed at a cost of £6752.50. However, to complete the section from Mansers Shaw to Almonry Farm is £13,980. ESCC had agreed to provide a 25% contribution to the cost.
- The Clerk reported Council's agreement to allow a budget of £22,000 from the BTC Community Infrastructure Levy for footpath repairs. She also confirmed that surface hardening to sections of **footpaths 41 and 87** had been quoted at £1,825 and £1,306 respectively. **Members agreed unanimously to contract the surface hardening of FP82 from Mansers Shaw to Almonry Farm and sections of FPs 41 and 87 as previously highlighted, subject to owners' permission, to Derek Catt.** It was suggested that it would be difficult to improve a further section of FP82 at this time.
- Mr Marks reported that communication with **British Gypsum in relation to Community Support Initiative** is ongoing and it was hoped that material or financial assistance may be provided for the footpath works.

## **12. Bus Shelter maintenance**

The Clerk was asked to add regular clearing of fly-posting to the maintenance schedule for grounds staff.

## **13. Action Plans**

Members agreed to add the footway extension at Harrier Lane to FP 67b at Marley Lane to objective 2. The Action Plans were agreed as attached.

## **14. Applications received to date**

[RR/2021/284/P](#)

**April Cottage, Whatlington Road, Battle TN33 0JN**

Proposed single storey side extension and partial garage conversion.

**Comments:** No objection.

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**RR/2021/362/P**

**10 Claverham Close, Brockwell, Battle TN33 0JF**

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

**Comments:** No objection.

**RR/2021/417/P**

**113 Pear Trees, Hastings Road, Battle TN33 0TH**

Proposed extension to provide additional living accommodation.

**Comments:** No objection.

**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 (alternative to RR/2020/474/P).

**Comments:** Members were strongly opposed to the large garage at the front of the house, anterior to the building line which is out of keeping with the street scene. The addition of large pillars was also felt to be completely inappropriate. The Committee felt this application should be refused.

**RR/2021/500/P**

**10 Claverham Way, Battle TN33 0JE**

Proposed loft conversion with rear dormer.

**Comments:** No objection.

**RR/2021/505/P**

**2 Claverham Close, Battle TN33 0JF**

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

**Comments:** No objection.

**RR/2021/557/P**

**Glengorse Estate, Glengorse, Battle TN33 0TX**

Change of use of part of the Glengorse building to create a specialist school for the East Sussex Area. Retention of applicant's existing offices within the building at ground floor to create a mixed use building. Use of existing parking areas, part of the grounds for sports and activities and use of existing access to the A2100.

**Comments:** Members felt that this is an excellent return to use for this building and support this application.

**RR/2021/702/T**

**Buckles, 7 Netherfield Way, Netherfield, Battle TN33 9PZ**

Proposed reduction of large Oak tree (T1) in front garden.

**Comments:** Members noted that this tree has previously been subjected to considerable work to the lower area and found no justification to carry out further reduction. It therefore supports a refusal of this application.

**RR/2021/794/P**

**1 & 2 Great Wood Cottages, Marley Lane, Battle TN33 0RA**

Proposed detachment of 1 and 2 Greatwood Cottages, construction of a new flank wall to No 2 Greatwood Cottage, demolition of No 1 Greatwood Cottage with replacement new 3 bedroom dwelling. Alternative to RR/2020/2218/P.

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**Comments:** Members felt that this proposal is unnecessary and would result in an incongruous appearance in this street scene. It was also agreed that the 6ft fence to the front of the building is not in keeping. It was therefore opposed to this application.

## **15. Finance**

- The provisional **Budget Report at 31<sup>st</sup> March 2021** was noted, as attached.
- There were no applications for **Post Covid-19 Recovery Grant**.

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

- To agree Terms of Reference for Neighbourhood Plan Implementation, Monitoring & Review sub Committee
- Caldbec Hill chestnut rail fence installation
- Speed indication device / traffic calming measures

## **17. Date of next meeting:** 8<sup>th</sup> June 2021

*Members of the public and footpaths advisor 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.

## **18. Confidential item**

The updated **enforcement list as at 4<sup>th</sup> May 2021** was noted.

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

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