



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday, 23 September 2015 at The Almonry, High Street, Battle at 7.30pm

Present: Cllrs R Jessop (Chairman), D Furness, J Gyngell, M Kiloh and A Ratcliffe.
In Attendance: Cllr C Davies, 6 members of the public, Andy Beams (Town Clerk)

1. **Apologies for absence** – Cllrs M Howell and M Palmer.
2. **Disclosure of interest** – none.
3. **Minutes of the previous meeting held on 9 September 2015** – these were approved and signed by Cllr Jessop.
4. **Matters arising from previous meetings** - none.
5. **To consider planning applications received to date**
These applications were brought forward on the agenda as of interest to the members of the public present.

[RR/2015/1318/L](#) 13 Frederick Thatcher Place, Battle, TN33 0HW

Solar panels to west and east elevations.

Cllr Jessop reminded Members that concerns raised regarding covenants on the properties were civil matters, and not relevant planning considerations. A member of the public stated that the old workhouse was a symbol of Battle and solar panels would ruin the building in terms of its heritage.

Comments: Members object to the application as it is an inappropriate modernisation of the facades, detrimental to the heritage of the building.

[RR/2015/2176/P](#) Acorns, Oakhurst Road, Battle, TN33 0JL

Proposed annexe.

A member of the public informed Members of problems in the vicinity regarding drainage and issues with a previous application for the same property. Cllr Jessop acknowledged the comments, but directed Members to consider the current application on its merits.

Comments: Members object to the application as it is a new dwelling rather than an annexe, and no provision for parking or drainage for a new dwelling have been considered.

6. **Footpath update from John Harmer**

John Harmer delivered his report, detailing the following issues:

- Footpath 4 (unofficial diversion) – following a site visit this month with a group including the Town Clerk and Cllr Boryer, the landowners have been contacted with a revised proposal which is hoped would be agreed. The Town Council have additional powers to force the Rights of Way team to take action, and Members agreed for these to be used if the current proposal is met negatively by the landowners. Bev Marks will keep the Town Clerk informed of the response, and advise if further intervention is needed.
- Footpath 5 – the outstanding issues here have now been dealt with.
- Footpath 82 – having walked the path, the surface and overhanging bushes were not too bad. However, there remains some sections where the barbed wire is on the footpath side of the fence rather than the field side, which is dangerous. The Town Clerk was asked to contact ESCC

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to report this and request action.

- New bridleway – the link from Whatlington Road to Marley Lane is now complete, and the majority of outstanding issues raised by Bev Marks to ESCC have now been remedied, including provision of adequate signage.

Cllr Kiloh raised a concern with the footpath from Lower Gate Farm to the footbridge, where an alternate route has been signposted. John Harmer confirmed he was aware of the issue, but the area affected is in Whatlington Parish rather than Battle. Bev Marks agreed to raise the concern with Whatlington Parish Council.

7. Correspondence and communications

- Updated enforcement list as at 14 September 2015 was noted. Cllr Jessop requested the Town Clerk chase up a response to the 3 month letter sent regarding Greenwood Yard, and raised concerns that work may be going on inside 93 High Street.
- Decisions received were noted

GRANTED

- **RR/2015/529/L 93 & 94 High Street – Land to rear of, Battle**
Demolish existing outbuildings.

REFUSED

- **RR/2015/2083/O 61a High Street, Battle**
Replacement of 4 x sash windows.
- **RR/2014/3008/P 93 & 94 High Street – Land to rear of, Battle**
Demolish existing out buildings and construct new Tea Museum.

8. To consider planning applications received to date

[RR/2015/1131/P](#) **Beeches Brook, Telham Lane, Battle, TN33 0SR**

Siting of mobile home & associated facility structures on existing gypsy site – occupier would be close relative of applicant, having gypsy status.

Comments: Members object to the application as the increase in provision is unwarranted at the site, the existing second home could be used as accommodation by the family member, the application is in contravention of RDC's policy for traveller's sites and contravenes the guidance provided in the National Planning Policy Framework (NPPF) Planning Practice guidance, specifically Policy E (Traveller sites in Green Belt) 16.

The Town Clerk was asked to write to RDC again expressing the continued frustration of Members that the lack of a coherent Gypsy and Traveller Policy at District level is continuing to encourage ad hoc proposals such as this.

[RR/2015/1949/P](#) **Zaribah, Canadia Road, Battle, TN33 0LR**

Extension and alteration to existing dwelling including new entrance decking, extended parking area, rear patio and provision of fuel oil storage tank.

Comments: Members have no objection to the application, but recommend consideration is given to providing a bund around the tank to prevent seepage and any associated contamination of the ground.

[RR/2015/2009/P](#) **Battle Abbey, High Street, Battle, TN33 0AE**

New observation deck and safety barriers to gatehouse roof.

Comments: No objection

[RR/2015/2165/P](#) **Telham Lane – Farm off, Hammonds, Battle, TN33 0SP**

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Change of use of land from agriculture to a mixed class D1/D2 educational and recreational club including the creation of a natural swimming pond, shelter, tree house classroom and boardwalk paths all appropriate for less ambulant access.

Comments: Members object to the application on grounds of safety with problems caused by excessive traffic and the stated sight lines to the south are unachievable. Members feel the proposal is admirable and would potentially be welcomed with alternate access arrangements to alleviate the highlighted concerns.

[RR/2015/2228/T](#) **6 Netherfield Way, Netherfield, Battle, TN33 9PZ**

T1 – English Oak – Fell to ground level. T2 – Monterey Pine – Remove lower lateral limb grown on to neighbours roof, limb approximately 3m in length & 15cm diameter. T3 – 4 English Oaks – 2m reduction on lateral branch growth towards patio. To prevent litter and improve light.

Comments: Members object to the proposal as they consider the works to T2 and T3 unnecessary. An amended proposal for work for T1 only would face no objection.

[RR/2015/2242/P](#) **Green Acres Farm – land at, Loose Farm Lane, Hastings Road, Battle, TN33 0TG**

The proposal is for the change of use of land to use as a residential caravan site for one gypsy family. The proposed development would consist of the stationing of two caravans of which no more than one would be a mobile home as well as the provision of an amenity building and hardstanding.

Comments: Members object to the application as it is in contravention of RDC's policy for traveller's sites and contravenes the guidance provided in the National Planning Policy Framework (NPPF) Planning Practice guidance, specifically Policy E (Traveller sites in Green Belt) 16.

8. Update on Neighbourhood Plan

Cllr Jessop informed Members that following the receipt of three tenders, Action in Rural Sussex (AiRS) had been chosen to work with the steering group on the Neighbourhood Plan. The group had decided to take on some of the work themselves, using AiRS to review the documents to keep costs down. Cllr Jessop was applying for grants to cover some of the cost. The steering group was working well together.

9. Feedback from SLR meeting

Cllr Kiloh reported on the SLR meeting that had taken place earlier today. The short agenda dealt with some outstanding maintenance issues. Marley Lane was to be resurfaced starting 2 November, with night closures of the road taking place. The ESCC officers present had confirmed yellow line renewal was not a priority for them, although Cllr Jessop was requesting a meeting with Cllr Maynard (ESCC) to discuss the policy. A wider discussion about expanding the remit of the SLR meetings took place, and Members will be invited to air their views on other matters the Town Council would like to discuss with ESCC before the next scheduled SLR meeting in January.

10. Review of budget plan

This item was referred to the next meeting when more information will be known about the cost of proposed community warden pilot scheme.

11. Matters for information / future agenda items

Cllr Ratcliffe mentioned LED crossing beacons he had seen operating in Europe and asked if they may be appropriate for consideration. Cllr Jessop expressed the thought that ESCC would not pay for them, so it would be for the Town Council to cover the cost. Members agreed that the crossing on Lower Lake would be potentially suitable if the idea was pursued.

12. Date of next meeting: 7 October 2015

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Meeting closed at 8.55 pm

Cllr R Jessop
Chairman

