



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 13th APRIL 2021 at 7.30pm by Zoom

Present: Cllrs J Gyngell (Chairman), A Brown, C Davies, G Favell, M Howell, M Kiloh, A Russell, D Wheeler.

In attendance: Cllr Cook, three representatives for item 4, two members of the public, Mr B Marks (Footpaths Advisor), C Harris (Town Clerk).

The Chairman expressed the Council's condolences at the sad death of HRH The Prince Philip, Duke of Edinburgh and a minute of silence was held. Members and Clerk wore black armbands as a sign of respect.

Public Question Time

A member of the public highlighted concern that the **chestnut rail fencing at the green space at Caldbec Hill**, designated within the Neighbourhood Plan submission as BA GS 05, had not been completed last year as approved although there had been some local opposition to this. It was noted that recent activity had resulted in some rutting damage to the grassland and there has been an increase in vehicular parking in the area which will potentially cause further destruction to the wildflower meadow. The resident was also disturbed at the reference to Rother District Council involvement noted in the Strengthening Local Relationships minutes. The Council was asked to pursue the installation of fencing with East Sussex County Council.

A further member of the public added his concerns at vehicular **parking on Caldbec Hill** open space and reported an offer of land for alternative off-road parking. The increase in parking since implementation of yellow lines was noted.

1. Apologies for absence: None.

2. Disclosure of interest: None.

3. Minutes of the previous meeting of 9th March 2021 were approved for electronic signature by Cllr Gyngell.

4. Proposed change of use of building at Glengorse

Mr Caine, Mr Wilkinson and Ms Reedman from Polaris Community were welcomed to the meeting. A short presentation on the planning application to convert office use to a special educational centre highlighted previous use of the building, which included a school between 1928 and 1990. It was suggested that there would be less vehicular movement than existing permitted use and that safe drop off points had been identified. Communication is underway with the adjacent stables for joint working. Councillors were invited to visit the site by appointment. In response to questions:

- 60 children between the ages of 7 and 16yrs;
- Polaris Community is a business, not a charity;
- It will not be fully accessible. The facility is for those with Social, Emotional & Mental Health issues and Autism Spectrum Disorder;
- Day school only;
- Application to Rother District Council has been submitted.

Representatives from Polaris Community left the meeting.

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5. Clerk's report

- Communication with East Sussex County Council had confirmed the installation of **chestnut rail fence at Caldbec Hill** had been withdrawn due to the Covid-19 Pandemic and lack of budget following the financial end of year. However, advice had been received that if sufficient support from the Council and County Councillor was confirmed, the project may be reinstated. It was agreed to discuss this at the next meeting.
- An **Interested Person's objection** was issued in relation to the Appeal at **Fir Tree Cottage**, Netherfield Hill and a request raised to Rother District Council in relation to pursuing the **inappropriate use of electricity**. A response from RDC confirmed that this an Enforcement matter but is the responsibility of UK Power Networks.

6. Correspondence and Communications

- Information on **railway transport** was noted, as attached:
 - 1066 Hastings – Tonbridge Line Action Plan
 - 1066 line in the High Weald document
 - 1066 line Tonbridge to Hastings map
 - Kent Rail Strategy 2021
- Notification from East Sussex Highways of **temporary road closure** of **C94, Marley Lane, Battle**, 30 metres either side of Marley Lane Level Crossing from **23:00 on 25 May 2021 to 06:00 on 26 May 2021** & from **23:00 on 1 June 2021 to 06:00 on 2 June 2021**. To allow **Network Rail** to carry out works in the Network Rail infrastructure. Diversion via A2100 Upper Lake – A2100 High Street – C293 Mount Street – C293 Caldbec Hill – C293 Whatlington Road – A21 Hastings Road & vice versa was noted.
- **Decisions received** and noted:

Approved

RR/2020/1422/P & 13-14 High Street, Battle, TN33 0AE
RR/2020/1480/L

Variation of conditions 2 & 7 imposed on RR/2019/2243/P to allow change of store/utility room and staff WC's to a kitchen and extend opening hours from 11am to 10am. Removal of condition 5 to allow preparation of serving of hot food on the premises.

RR/2020/1744/P Market Square - Unit 1 & 2, Battle TN33 0XB

Proposed change of use of ground floor unit 2 from A1 electrical shop to A3 restaurant and creation of opening linking unit 1 and 2.

RR/2020/2275/P 1 Great Wood Cottages, Marley Lane, TN33 0RA

Change of use of land for the siting of holiday pods and the siting of a moveable toilet & shower block

RR/2020/2285/P The Hurst, Netherfield Hill, Netherfield, TN33 0LA

Proposed conservatory.

RR/2020/2352/L 1 Park Lane, TN33 0AB

Replacement of existing uPVC windows and cladding with timber joinery and timber weatherboard. Internal alterations to relocate the bathroom to first floor. External improvements to create private access to both 1 & 2 Park Lane and parking area to assist both properties with deliveries and loading/unloading.

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RR/2020/2354/P

94 Hastings Road, Heather Hill, Battle TN33 0TQ

Renewal of planning permission RR/2017/2221/P for demolition of existing redundant stables, hardstanding and fencing. Construction of residential annexe, realignment of garden boundary consisting of new landscaping including hedgerow and tree planting.

RR/2020/2580/P

2 Middle Close, Netherfield, Battle TN33 9QQ

Proposed off road parking and pavement crossover for disabled person.

Refused

RR/2020/2370/P

3 Virgins Croft, Battle TN33 0JJ

First floor rear and side extension.

7. Cycling & Walking Working Group

Cllr Wheeler confirmed that a press release had been published in this week's Observer newspaper and sending letters to local residents and landowners is progressing well. A working group meeting will be called soon to review progress.

8. Battle Civil Parish Neighbourhood Plan

- The **Chairman's report** had been circulated to Members prior to the meeting. This confirmed that The Plan had been sent to the Examiner, John Slater, on 22nd March. A site visit had been undertaken with no contact with the Council, Steering Group(SG) or Rother District Council to preserve his integrity. Subsequently, the SG had received a list of questions, some of which will be answered by RDC. A draft response will be presented to Full Council for consideration. A draft Terms of reference for the Implementation, Monitoring and Review Group had been produced. This will be discussed at the next meeting. The Consultant had confirmed that she will be producing monitoring documents which will include various templates for policy tracker etc.
- To ensure consistency for the **abbreviation for the Battle Civil Parish Neighbourhood Plan Steering Group**, Members agreed: Battle CP, Battle CP NP, NP (or the Plan), SG or NP SG
- Members agreed the Terms of Reference for an **Editorial Board** for the Battle Civil Parish Neighbourhood Plan, as attached. It was highlighted that "the civil parish" must be used to confirm inclusion of Netherfield and Telham.

9. Footpath matters

Mr Marks, Footpath Advisor, reported:

- a site meeting to agree detail of **footpath 82** surface hardening has been arranged for 28th April;
- a request to British Gypsum in January for help in supplying surface materials had received no response. With support from one of their PR companies, the request has again been made to their Robertsbridge management. No response to date;
- several communications to the Ramblers Local Footpaths Warden of the quagmire at **FP 41**, which runs from Mountjoy towards Kingsmead public open space. These have not been forwarded to ESCC Rights of Way(RoW) team as the Council had agreed this route would be included in the surface hardening projects. As a well-used route, Mr Marks requested this project be prioritised when funding is available. The Clerk confirmed that Council had agreed a budget of £22,000 from the Community Infrastructure Levy Ear Marked Reserves;
- that P&T minutes of 8th March correctly quote a report to ESCC to reinstate **FP 75 markings**, although the SLR minutes suggest this should be actioned by the RoW team. This is likely

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incorrect as the replacement of yellow line and log markings is on a tarmac surface in the area of the car repairs garage business.

10. Strengthening Local Relationships meeting of 17th March

Draft minutes of the meeting held on 17th March were noted, as attached.

11. Action Plan

- **Review activities and set new priorities** Members had no additional items.
- **Steps to Ramp project** The Clerk confirmed that discussions with disability access advisors is outstanding.
- **Declassification of A2100 between the roundabout by The Old Courthouse and Queensway**
An update from Huw Merriman MP is awaited.

Members agreed amendments to include given name of the Ten Sixty-Six roundabout; an update to the Neighbourhood Plan Steering Group entry; and a request for more information for parking/access provision for contractors at new developments to allow informal monitoring.

12. Applications received to date

[RR/2020/2484/P](#) & **Le Rette Farm, Netherfield Hill, Battle TN33 0LL**
[RR/2020/2485/L](#)

Various works to front door, internal works, extended wet room for disabled access, antique brass external lights either side of front door, removal of door in entrance and replacement of metal gates to garden/driveway.(Retrospective)

Comments: No objection to this application although Members are disappointed that works on a Grade 2 Listed Building would commence prior to formal permission.

[RR/2021/115/L](#) & **85-86 High Street, Battle TN33 0AQ**
[RR/2021/116/P](#)

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

Comments: No objection to this work subject to sympathetic conversion and appropriate materials for a Grade 2 Listed Building are used in accordance with the application.

ADDITIONAL INFORMATION / AMENDED PLANS AND/OR DESCRIPTION

[RR/2021/125/P](#) **Barnes Oak Farm, Hastings Road, Telham, Battle TN33 0SH**

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

Comments: Members object to this proposed development which is within the submitted Neighbourhood Plan Green Gap and outside the development boundary. Although the Committee approved of the green credentials of the building, it is hard to believe that car journeys will be reduced as a result of this venture.

One member of the public left the meeting.

[RR/2021/182/P](#) **Watch Oak House - Land adjacent to, Chain Lane, Battle TN33 0HG**

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).

Comments: No objection to this application although Members highlighted concern at the felling of T4 to facilitate the development.

[RR/2021/337/L](#) & **The Almonry, High Street, Battle, TN33 0EA**
[RR/2021/346/P](#)

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Variation of condition 2 and removal of conditions 3, 5a, 5b and 6 imposed on RR/2017/2151/L to allow omission of rear extension over courtyard, new opening to external wc, internal re-order to form accessible wc, upgrading of wall and door to plant room including upgrading of floor to external lobby, upgrading of cellar ceiling, replacement of doors/gate and windows, re-covering of roofs, removal and re-laying of vertical hanging tiles to northwest elevation, provision of external lift including removal of existing window and formation of opening to porch. Regrading and resurfacing of drive with new handrails and brick wall, various improvements and repairs.

Comments: Members noted that this is the Council's application and have no objection.

RR/2021/405/P

George Way, Beeches Brook, Telham Lane, Battle TN33 0SR

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

Comments: Members felt that as there is no reason given for the day-room or its use which would be an overdevelopment of the site, the application should be refused.

RR/2021/414/T

1 Caldbec Lodge, Uckham Lane, Battle TN33 0LY

Crown reduction to Oak Tree with TPO.

Comments: The Committee noted that there has been previous work to this tree. Members felt there is insufficient detail and no specialist report to support further work and therefore support a refusal of this application.

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: No objection in principle although Members are concerned that a large garage is indicated at the front of the house, anterior to the building line, which does not appear to be subject to any application for planning permission.

RR/2021/660/C

Claverham Community College, North Trade Road, Battle, TN33 0HT

Construction of a temporary car park in connection with the redevelopment of Claverham Community College.

Comments: No objection.

13. Finance

- The **Budget Report at 28th February 2021** was noted, as attached.
- The Clerk reported that the **application for Post Covid-19 Recovery Grant** from **Ad Astra for an employability workshop at £500** had been withdrawn.

14. Matters for information / future agenda items

- To agree Terms of Reference for Implementation, Monitoring & Review of Neighbourhood Plan sub Committee
- Caldbec Hill chestnut rail fence installation
- Plan of action for Bus Shelter maintenance

15. Date of next meeting: (provisional) 11th May 2021

All members of the public left the meeting.

EXCLUSION OF THE PUBLIC AND PRESS

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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.

19. Confidential item

The updated **enforcement list as at 5th April 2021** was noted.

There being no further business, the meeting closed at 9.05pm.

Cllr Gyngell thanked Members for all the hours committed to the work of this Committee and said that they have been the nicest group of people to work with but that she would not be standing as Chairman at the Annual Meeting.

The Committee expressed sadness at this news but gratitude for her great Chairmanship.

Cllr J Gyngell
Chairman