



Battle Town Council



Minutes of the PLANNING & TRANSPORT COMMITTEE held on TUESDAY, 9th MARCH 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: District Cllr Cook, two members of the public, Mr B Marks (Footpaths Advisor), C Harris (Town Clerk).

Public Question Time

A member of Residents Against Unauthorised Development in Netherfield(**RAUDIN**) reminded Members of strong representations that had been made against unauthorised development at **Fir Tree Cottage, Netherfield** with support from both District and Town Councillors. He reported frustration at the lack of prompt action by Rother District Council. A delivery of 32 tons of hardcore and the removal of hedgerows and trees at the site had recently been the subject of further disappointment. The Council was asked to support RAUDIN in its endeavours to prevent more destruction to the site.

1. **Apologies for absence:** None.
2. **Disclosure of interest:** None.
3. **Minutes of the previous meeting of 9th February 2021** were approved for electronic signature by Cllr Gyngell.
4. **Clerk's report**
 - Rother District Council's (RDC) Cabinet are to discuss the recommendation to take forward the provision of **Electric Vehicle Charging points within its car parks** with a staff budget of £50,000.
 - The External Relations & Town Development Committee had received a presentation on the **1066 Country Walk improvement project**. This includes the installation of Oak sculptures and interpretation boards throughout the trail. The Council has been asked to forward local historical information for inclusion on the boards.
5. **Correspondence and Communications**
 - Notification from East Sussex Highways of **temporary road closure of A2100, London Road, Battle**, 30 metres at either side of Battle Level Crossing from **22.00 hours on 1st April to 06:00 hours on 5th April 2021** to allow **Network Rail** to carry out maintenance works on the level crossing.
 - Notification of **Enforcement notice** issued in respect of **Land at the rear of Fir Tree Cottage, Netherfield Hill, Battle** dated 17th February 2021. Members agreed that Rother District Council be encouraged to proceed with urgent action to prevent further development on this site.
 - The Committee discussed the suggested road names of The Friary and Abbey Fields put forward for the **development on North Trade Road**. It was suggested that these were not historically correct for this location and that Birkinshaw would be more appropriate. The Clerk was asked to add this name to the existing proposed road names and forward to the developer for consideration. It was suggested that the agreed Road Names Policy should be

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included on the Implementation and Monitoring Sub Committee Terms of Reference.

- **Decisions received:**

Approved

RR/2020/885/P & RR/2020/886/L **5 High Street, Tudor House, Battle**

Change of use for existing ground floor retail shop (A1) to be re incorporated back as part of existing dwelling house (C3).

RR/2020/2152/P & RR/2020/2153/L **The Almonry, High Street, TN33 0EE**

Take up crazy paving, re-grade sub-base to shallow falls and re-surface with resin-bound stone chips. Alterations to window opening in existing porch and installation of platform lift.

Refused

RR/2020/487/P **1 Raven Court, Battle TN33 0DD**

Erection of fence. (Retrospective)

- Notification a **Tree Preservation Orders for an Oak tree at Chain Lane.**

6. Cycling & Walking Working Group

Cllr Wheeler reported that the press release is outstanding and that letters had been sent to the neighbours of the identified site for access improvements.

7. Footpath matters

Mr Marks reported that East Sussex County Council had acknowledged his request for the reinstatement of footpath markings at Marley Lane/Station Approach. He also reported that a missing finger post on the town side of the railway bridge had been reported to the Rights of Way team.

8. Battle Civil Parish Neighbourhood Plan Steering Group

Cllr Howell reported that a report similar to that published by the BCPNPSG following its consultation had been presented by Rother District Council. The Plan has now been submitted to an experienced examiner but it was unlikely that a visit would be made until April. Once the Examiner had completed his report RDC would decide on a whether to take the Battle Civil Parish Neighbourhood Plan to Referendum. This would be at no cost to the Council.

9. Rother Planning Focus Group meeting

Cllr Gyngell reported that the meeting was introduced by RDC Officer, Mr Hickling, who then left. Independent consultants IESE received comments on the planning process from Town and Parish Council representatives. These will be collated and recommendations for improvements will be made to RDC at the end of April.

10. Action Plan

These were noted as attached. Mr Marks was thanked for his endeavours to assist with income for the improvements to footpaths.

11. To consider applications received to date

ADDITIONAL INFORMATION / AMENDED PLANS AND/OR DESCRIPTION

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[RR/2020/1128/P](#)

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

Use of part of agricultural barn for a Dog Kennel business and external exercise area's.

Comment: Members remained of the view that this is an inappropriate use of the site in a residential location and should be refused.

[RR/2020/2257/P](#)

75 High Street, McColls (Martins), Battle TN33 0AG

Replacement of 10 existing windows at First Floor and Second Floor with PVCu.

Comment: This property is in a conservation area and should therefore reflect the street scene. The proposal would be out of character and should be refused in its current form. However, Members felt that whilst front facing (High Street) windows should be in wood, it would be acceptable for rear and side windows to be of Heritage style upvc or wood.

[RR/2020/2498/P](#)

52 High Street, Battle TN33 0EN

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

Comment: No objection to this.

[RR/2020/2583/L](#)

67, 67A & 67B High Street, Battle TN33 0AG

Full repair and refurbishment of the roof and roof structures, repairs to chimney stacks and sash windows, and replacement of rainwater goods and roof light.

Comment: No objection to this.

[RR/2021/1/O](#)

Porth and Casa Maria-Land to the rear of, Netherfield Hill, Netherfield, Battle TN33 0LQ

Lawful Development Certificate for existing installation of fencing enclosing agricultural land.

Comment: No objection to this.

[RR/2021/32/O](#)

38 Battle Gates, Battle TN33 0JD

Certificate of Lawfulness for an Existing dormer window

Comment: No objection to this.

[RR/2021/42/P](#)

Quarry House, Telham Lane, Battle TN33 0SN

Demolition of existing tennis court. Proposed outbuilding to provide garage and workshop on ground floor, and Ancillary Accommodation on First Floor with permeable driveway.

Comment: No objection to this subject to the condition that the ancillary accommodation remains as stated and does not become a separate residence.

[RR/2021/73/P](#)

26 Virgins Lane, Homecroft, Battle TN33 0JH

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.

Comment: No objection to this.

[RR/2021/100/P](#)

9 Glengorse, Battle TN33 0TX

Proposed part single & part two storey rear extension.

Comment: This was felt to be overdevelopment of the site and Members support a refusal of this application.

[RR/2021/112/P](#)

22 High Street - Land at rear, Battle TN33 0AE

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Proposed construction of dwellinghouse (alternative to planning permission RR/2018/986/P).

Comment: Members felt strongly that this is overdevelopment and should be refused.

RR/2021/123/P **23B North Trade Road, Battle TN33 0HS**

Single storey rear extension.

Comment: No objection to this.

RR/2021/124/P **Asten, Saxonwood Road, Battle TN33 0EY**

Proposed extensions and alterations.

Comment: No objection to this.

RR/2021/128/P **Netherfield Hill Farm, Netherfield Hill, Battle TN33 0LH**

Proposed detached three bay garage.

Comment: Members felt that this would dominate the front of the house and should be refused. It was suggested that if the proposed garage was orientated by 90 degrees, it would be more acceptable.

RR/2021/298/T **4 Parkridge Mews, Caldbec Hill, Battle TN33 0FP**

Reduction of Sycamore tree with TPO.

Comment: Members felt there was insufficient detail to support this application and would potentially be detrimental to the street scene. It was also highlighted that it will shortly be untimely to carry out this work. Members support a refusal of this application.

One member of the public left the meeting.

12. Finance

- The **budget report at 31st January 2021** was noted.
- There were **no virement or transfers to Ear Marked Reserves**. The Clerk was asked to ensure remedial repairs to the overflow car park are completed prior to end of year. It was highlighted that any unspent grant funds for the Battle Civil Parish Neighbourhood Plan would be returned.

13. Matters for information / future agenda items

A report of **activity on the A2100** just before Virgins Lane on the opposite side had been noted and Cllr Field has raised this with RDC.

14. Date of next meeting: 13th April 2021

All members of the public 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.

19. Confidential item

The updated **enforcement list as at 1st March 2021** and subsequent information received was noted.

There being no further business, the meeting closed at 8.53pm.

Cllr J Gyngell
Chairman