



# Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on  
**TUESDAY, 8<sup>th</sup> JUNE 2021 at 7.30pm at The Emmanuel Centre, Harrier Lane, Battle**

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

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

**Public Question Time - None**

1. **Apologies for absence:** Cllr C Davies.
2. **Disclosure of interest:** Cllr Cook disclosed a personal interest in item 17 RR/2021/709/P.
3. **Minutes of the previous meeting of 8<sup>th</sup> June 2021** were approved and will be duly signed by Cllr Howell at the next meeting.
4. **Clerk's report**
  - A response for clarification of the decision on **T4, the substantial Ash tree at Chain Lane** had confirmed that the Rother District Council's tree adviser had visited the site and their comments had informed the decision. Furthermore, that ownership is a private matter to be settled between the parties involved.
  - The **surface hardening to footpaths 41, 87 and 82**, as agreed, will commence shortly. East Sussex County Council(ESCC) had agreed to increase its contribution to £5,000. A response from British Gypsum is awaited for any material or other contribution.
  - The staff have been asked to clear posters from **bus shelters** on their regular litter clearance tasks. Additionally, a condition inspection sheet will be regularly completed.
5. **Correspondence and Communications**
  - Notification from **East Sussex Highways** of temporary road closure of **C625 Virgins Lane**, from its junction with **U6327 Bowmans Drive** to its junction with **C293 Caldbec Hill** on 1 July 2021. To allow **BT Openreach** to restore customer service. Diversion via A2100 London Road/High Street – C293 Mount Street/Caldbec Hill & vice versa.
  - Notification of Planning Appeal **APP/U1430/W/21/3270445/2746** in respect of application **RR/2020/487/P**, 1 Raven Court, Battle. Erection of fence (retrospective)
  - Information received from **South East Communities Rail Partnership**
    - A condensed article on what the Railway review might mean for community rail and passengers available from <https://communityrail.org.uk/williams-shapps-plan-for-rail-response/>
    - A new App. launched by the Rail Delivery Group which aims to make it easier and quicker for disabled people to request assistance for their train journeys, helping people to travel with confidence.
  - **Decisions received:**
    - Approved:**  
**RR/2021/794/P**      **1&2 Great Wood Cottages, Marley lane, Battle**  
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.
    - Approval of reserved matters**  
**RR/2020/2276/P**      **North Trade Road – land South of, Battle**

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Reserved matters relating to residential development for 24 dwellings (outline permission RR/2017/2390/P), appearance, landscaping, layout and scale and associated works including internal road network, landscaping, materials, car and cycle parking and waste storage including details required by condition 6 (Materials and levels); condition 7 (hard landscaping); condition 8 (Soft Landscaping); condition 13 (parking); condition 14 (cycle parking); condition 15 (Vehicle turning space); condition 16 (roads and footways) and condition 23 (Bin storage and recycling).

## **Refused**

**RR/2021/414/T**                      **1 Caldbec Lodge, Uckham Lane, Battle**

Crown reduction to Oak Tree with TPO

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

The notes from the previous meeting had been circulated, as attached. **Members considered and agreed the recommendations:**

- i. **To incorporate into the Action Plan, connection of new housing developments to existing Active Travel networks within the parish;**
- ii. **To investigate and request access to the cricket pitch from the High street via Tills Yard.** The Clerk reported that the owner of Tills Yard was supportive of this in theory, although security would need to be considered;
- iii. **To seek initial quotes for the proposed resurfacing works between Battle & Langton School and Battle Abbey.** A technical specification will be provided to the Clerk to assist with obtaining appropriate quotes.

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

- The report from the Chairman was noted, as attached. The recent draft minutes had been circulated, as attached.
- The fact checked reports from the Town Council and Rother District Council were noted, as attached.
- The Examiners final report was noted, as attached. The Chairman reported that a meeting will be held with the Rother District Council Officer on Monday to discuss the report. An Agenda for this would be requested. Members noted that the Consultant had recommended acceptance of the Examiner's recommendations, although it was accepted that some typo errors had not been previously identified.

## **8. Footpath matters**

Footpath Advisor, Mr Marks recorded his thanks to the Clerk for securing £5k from ESCC towards the agreed footpaths works and for her assistance in responding to questions from British Gypsum.

He reported that the lost finger at footpath 85, report on 1<sup>st</sup> March, had now been replaced and he expressed his gratitude in the much improved efficiency of ESCC.

## **9. Pro forma assessment form for reviewing planning applications**

The Battle CP NP SG had discussed and produced a draft pro-forma assessment form, as attached. It was noted that it refers to policies within the Neighbourhood Plan. Further guidance to assist with the form is attached. Members raised concern at the complexity of the form which would be onerous to complete. It was agreed that a doodle of dates should be circulated to allow Members to meet informally to test the form. It was highlighted that the form would not be required for many planning applications.

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## **10. New development Road Names**

The notes of the informal meeting to discuss potential road names had been circulated, as attached. **The list for developers to consider was agreed as attached.** The Clerk reported that in response to one developer's recent suggestion for Arrow Close/Way/Drive/Crescent, the draft list had been provided. Dandara will be submitting Cleavers Crescent to Rother District Council(RDC) for the development off North Trade Road. It was agreed to submit the list of road names, together with the ideas for additional suffices, to RDC for consideration. It was also agreed to forward to RDC a recommendation to name the spine road at Blackfriars **Lewis Pyke Avenue.**

## **11. Caldbec Hill**

East Sussex Highways(ESH) had confirmed that there is now no allocated budget for the installation of the chestnut fencing. Cllr Field had added her support for Highways to prioritise this project as there is an increase in inconsiderate parking in the area that has a detrimental impact on the wild flower meadow. The indicated cost of scheme was in the region of £3k and Highways have been asked to explore the option OF providing the materials for Council staff to install. It was highlighted that the established vehicle parking area would remain. Members noted that the illegal parking on verges next to double yellow lines must be enforced under the Civil Parking Enforcement team.

## **12. Speed Indication Device/traffic calming measures**

Members noted the Rother Association of Local Councils report on the use of Black Cat device at Catsfield which collates evidence to pass to Sussex Police to identify areas for targeting. Sussex Police Inspector had suggested the Council await the outcome of the Catsfield project before initiating its own scheme.

## **13. Traffic Reduction Order for A2100**

Cllr Field has been endeavouring to extend the agreed speed reduction area on A2100, as part of the Section 106 for Lillybank, Millward Homes, to Canadia Road. ESH had advised that this would not be actioned as it would not address any existing road safety concerns and it is felt that, due to the limited development being set back from the road and mostly screened by vegetation, motorists would not appreciate the reason for speed limit and could make the road more dangerous. It was noted that the stretch of road currently has an excellent safety record with no recorded personal injury crashes in the most recent three year period.

## **14. Mitre Works**

The Town Council's views on the future use of this site had been sought. The particulars are attached. It was noted that RDC's regeneration team had visited the site. The Clerk was asked to confirm that the Neighbourhood Plan did not include an employment and retail policy, there had been no request for a supermarket within the community aspirations and this site had not been put forward in the call for sites.

## **15. Bus shelter at Battle Gates**

The bus shelter at Battle Gates was destroyed, excluding the roof, in the recent extreme winds. Photographs attached. The insurance company had been notified of the imminent claims against vehicular damage. Members noted that the shelter had been regularly used, particularly as it is in the location of Claverham Community College. The Clerk was asked to obtain quotes for a replacement wooden bus shelter. Once the cost is known, Members agreed that a recommendation will be made to Full Council that the expenditure is from General Reserves.

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*Member of the public left the meeting.*

## 16. Action Plans

It was agreed to include the request from the C&W WG (item 6 i) at Objective 1. Members discussed additional parking provision within the town environs but had no recommendations at this time. The Action Plan was noted, as attached.

## 17. To consider applications received to date

ADDITIONAL INFORMATION / AMENDED PLANS AND/OR DESCRIPTION

[RR/2021/112/P](#) **22 High Street - Land at rear, Battle TN33 OAE**

Proposed construction of dwelling-house (alternative to planning permission RR/2018/986/P).

**Comment:** As with previous applications, Members felt that this is an overdevelopment of the site with no parking provision. It was also highlighted that the proposal does not comply with HD4: Quality of Design and HD6: Integration of New Housing, in the emerging Neighbourhood Plan (following amendment by Examiner) and should therefore be refused.

[RR/2021/496/P](#) **12 St Marys Villas, Battle TN33 OBY**

Proposed change of use of existing basement with associated basement works to form a new holiday let and installation of W.C and full height storage to workshop/garage.

**Comment:** No objection to this.

[RR/2021/549/P](#) **7 Mountjoy, Battle TN33 OEQ**

Proposed loft conversion with rear dormer.

**Comment:** No objection to this.

[RR/2021/571/P](#) **Yew Tree Cottage, Netherfield Road, Netherfield, Battle TN33 9QB**

First floor extension above existing ground floor extension

**Comment:** No objection to this.

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

[RR/2021/709/P](#) **St Marys Farmhouse, Battle Hill, Battle TN33 ODA**

Proposed extensions to ground floor and alterations.

**Comment:** No objection to this.

[RR/2021/980/T](#) **3 High Grove, North Trade Road, Battle TN33 OEL**

Pruning and crowning of one beech tree.

**Comment:** Members felt that there was insufficient detail or justification for this proposal and therefore support a refusal.

[RR/2021/1294/P](#) **Field House, Battle Gates, Battle TN33 OJD**

Variation of condition 3 imposed on RR/2020/1397/P to allow a change of material.

**Comment:** Whilst Members raised no objection to this proposal, decision-making was difficult as there is unclear detail of the colour pallet of the materials to be used and the finished appearance.

## 18. Finance

- The **final Budget Report at 31<sup>st</sup> March** was noted, as attached.
- The **Budget Report at 30<sup>th</sup> April 2021** was noted, as attached.
- There were no applications for **Post Covid-19 Recovery Grant**.

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## 19. Matters for information / future agenda items

- Terms of Reference for Neighbourhood Plan Implementation, Monitoring & Review sub Committee
- Corporate Membership of CPRE, the Countryside Charity.

## 20. Date of next meeting: 13<sup>th</sup> July 2021

*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.

### 21. Confidential item

The updated **enforcement list as at 31<sup>st</sup> May 2021** was noted. The Clerk was asked to remove all items with no further action recorded.

*Members of the public and footpaths advisor left the meeting.*

There being no further business, the meeting closed at 9.15pm.

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