

Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday, 3 June 2015 at The Almonry, High Street, Battle at 7.30pm

Present: Cllrs D Furness, J Gyngell, M Kiloh and A Ratcliffe.
In Attendance: Andy Beams (Town Clerk)

1. **Apologies for absence** – Cllrs M Howell, R Jessop and S Pry. Cllr M Palmer was not present. In the absence of the Chairman and Vice-Chairman of the committee, Cllr Kiloh chaired the meeting.
2. **Disclosure of interest** – None
3. **Minutes of the previous meeting held on 6 May 2015** – these were approved and signed by Cllr Kiloh.
4. **Matters arising from previous meetings**
None.
5. **Correspondence and communications**
 - Updated enforcement list as at 25 May 2015 was noted.
 - Decisions received were noted

GRANTED

- **RR/2015/424/P & 425/L Taylors Fish and Chip Shop, 67 High Street, Battle**
Replacement timber framed shop front incorporating matching glazing bar detailing.
- **RR/2015/587/P 25 Claverham Way, Battle**
Proposed single storey extension including decked area and loft conversion with rear dormer.
- **RR/2015/588/P 20 Knights Meadow, Battle**
Extension of driveway to provide additional off road parking.
- **RR/2015/763/P 24 Virgins Lane, Spindlewood, Battle**
Demolition of existing garage and erection of single storey front and side extension with roof extension.
- **RR/2015/781/P Lower Telham Farm, Telham Lane, Battle**
Variations of conditions 2 and 9 of permission RR/2010/263/P to permit alterations to internal layout and elevations and increased external decking area, provision of Dutch Tub and outdoor shower.

REFUSED

- **RR/2015/468/P Cherry Orchard, Canadia Road, Battle**
Construction of three bedroom annexe building (part retrospective).

6. **To consider planning applications received to date.**

RR/2015/559/P The Firs, Darvel Down, Netherfield, TN33 9QF

Proposed removal of conservatory and construction of single storey extension to rear of property.

Comment: No objection

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RR/2015/875/P 1 Mount Street, Battle, TN33 OEG

To replace existing roof of extension with new. To replace existing windows of extension with new.

Comment: No objection

RR/2015/953/L 44 Lower Lake, Battle, TN33 OAT

Proposed extension to dwelling.

Comment: No objection, although Members recommend the applicants are requested to reconsider the use of PVC within the conservation area.

RR/2015/1049/P 49 Wellington Gardens, Battle, TN33 OHD

Two storey extension to existing dwelling.

Comment: No objection, although Members expressed their concerns with regard to the apparent lack of parking provision.

RR/2015/1096/P Barnes Oak, Hastings Road, Battle, TN33 OSH

Demolition of existing storage shed and proposed agricultural storage barn.

Comment: No objection, although Members recommend inclusion of a condition restricting residential use.

RR/2015/1112/L 61B High Street, Battle, TN33 OAG

Remove internal timber stud partitions to 1960's first floor flat connected to the rear of 61 High Street.

Comment: No objection

RR/2015/1152/P 2 Coarse Barn Cottages, Uckham Lane, Battle, TN33 OLZ

Two storey side extension and alterations.

Comment: Members object. This is a re-submission after a failed appeal on application No RR/2014/2704/P. The Inspector stated that the proposal was over sized for the rural area and this new proposal is only 380 mm narrower and certainly not smaller in the overall width to the frontage. The windows have been amended as sought by the Inspector as have the tile hanging been removed but overall, with the effect same size of the proposal the Inspector seems to have been ignored. Refusal seems still to be appropriate using the same reasons as the Inspector used of non-compliance with Core Strategy policies OSS4 (iii), RA3, EN1 and EN3.

RR/2015/1157/P 125 North Trade Road, Battle, TN33 OHN

Proposed single storey extension.

Comment: No objection

RR/2015/1159/P 2 Asten Fields, Battle, TN33 OHP

Proposed loft conversion with rear dormer.

Comment: Members object. The similar application RR/2015/360/P was refused on the grounds of the flat roofed dormers were inappropriate. The new application does not seem to have satisfactorily addressed these concerns. Suggest refusal as the scheme conflicts with Policies OSS4 (iii), EN1 and EN3.

RR/2015/1254/P 10 Claverham Close, Battle, TN33 OJF

Proposed extension at rear with raised patio and rendering of existing walls.

Comment: Members object due to the excessive increase in the size of the property by 55%.

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RR/2015/1308/P 18 Mountjoy – Land adj., Battle, TN33 0EQ

New dwelling adjacent to No. 18.

Comment: No objection

RR/3272/CC Netherfield C of E Primary School, Darvel Down, Netherfield, TN33 9QF

Siting of log cabin to the south west of the main school building.

Comment: No objection

7. Noting of comments made for applications on week 17 list

Members noted the comments submitted by Cllrs Jessop and Pry on behalf of the committee as below:

RR/2015/849/P 29 High Street – Land rear of

The concept of development following the approval of application 2011 /1096 has been accepted. The concerns are on the width of the plot itself on the southern end of the site which has varied between 7.3 through 7.8 to 8 metres in width. This needs checking by the officers. The inspector required distance between the adjacent buildings and the proposed flats. It was approved with a gap of 1.7m in 2011. The gap now is 1.5m. We would ask that officers pay due attention to the dimension discrepancies.

RR/2015/912/P Greenacres Farm – Land at, Loose Farm Lane

Can the officers confirm where the tourer caravan for the second plot b has gone? It appears to have been moved from the new plot to allow for this proposal. Looking at the proposal the amenity block is 7.5 x 5.0 m when it appears that the adjoining sites have utilities of 3.4 x 2.8m and 3.0 x 2.1 approximately. We are at a loss to understand why a utility building needs to be so large and provide a dining room? We believe this to be over development and until a more modest utility block is proposed we would urge Rother to refuse.

RR/2015/932/P Haycroft, Netherfield Hill

No objection

RR/2015/943/P Oakwood, 8 Claverham Close

It is noted that the proposal for the extension is no greater than 3m deep and that the new decking at the high level is in the centre of the plot and does not extend to either boundary. Although the lower level decking does. This lower level decking is no worse than that which exists. It is noted that there are no side windows to reduce the privacy of the neighbours so we propose no objection.

RR/2015/951/P & 952/L 43 Lower Lake – Rear of

Although the alterations have happened we have no objection.

RR/2015/986/P 16 Hastings Road, Oakheads

In application 2005 /1337 which was approved, there was a condition number 4 stating that it must be ancillary to the existing dwelling and not a separate unit. An applicant must be aware when asking for consent to construct an annex that there is a risk at a later date that it will become empty. This has now happened and it does not seem reasonable that this condition should be lifted when the annex is so small and would be out of keeping with the adjacent properties we recommend refusal.

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8. Business and action plans, and risk assessment

Members had received a copy of the information circulated in advance by Cllr Jessop. Members agreed to carry this point over to the next meeting to finalise the plans before submission to the Finance & General Purposes committee in July.

9. Matters for information / future agenda items

Items for the next agenda – examination of RDC's Community Infrastructure Levy and the business and action plans.

10. Date of next meeting: 17 June 2015

Meeting closed at 8.15pm.

Cllr M Kiloh
Acting Chairman

