



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 8th MARCH 2022 at 7.30 pm at The Almonry, High Street, Battle

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

In attendance: Cllr S Burton, C Harris (Town Clerk)

Public Question Time

1. **Apologies for absence:** B Marks, Footpaths Advisor.
2. **Disclosure of Interest:** None
3. **Minutes of the previous meeting held on 8th February 2022** were approved and duly signed by Cllr M Howell
4. **The Clerk's report**
 - A site meeting for Members of the Cycling & Walking Working Group to meet with The Conservation Trust at **Western Avenue** has been agreed for next week.
 - Comments and confirmation of action for long-outstanding / due **Enforcement Orders** has been requested from Rother District Council.
5. **Correspondence and Communications**
 - a. The notification of **Appeal to Secretary of State** in respect of refusal of application **RR/2021/116/P, 85-86 High Street, Battle**. Change of use of ground floor from disused shops to 2 holiday lets was noted. (Post meeting note: the process remains with the Planning Inspectorate).
 - b. The **withdrawal** of planning application **RR/2021/2650/P Peppering Eye Barn, Peppering Eye, Battle**. Construction of timber framed two-bay garage with workshop, store and potting room was noted.
 - c. Members noted that formal approval is not required in respect of application **RR/2022/282/TN**, install fixed line broadband electronic communications apparatus. **Kitchenham Road, Battle**.
 - d. The report that **Queensway Gateway Road** is due for completion mid-2022 was noted. Members highlighted their reservation on this optimistic time frame.
 - e) **Decisions received:**
 - Approved**
 - RR/2021/1298/P** **Farndale House, Marley Lane, Battle**
Proposed oak framed garage
 - RR/2021/1471/P** **The Granary Woodlands Farm, Netherfield Road, Netherfield, Battle**
Proposed external lighting in connection with Dog Kennel business approved under RR/2020/1128/P.
 - RR/2021/1472/P** **Squirrel Cottage, North Trade Road, Battle**
To install 3no (three) handmade timber glamping pods along with a permeable track and parking spaces, recycling/waste collection area, and associated private drainage system.
 - RR/2021/2333/P** **Old stables, Wattles Wish, Battle**
Proposed dwelling and detached garage (alternative to that approved under RR/2016/725/P)

Battle Town Council

and RR/2017/1136/P)

RR/2021/2779/P Greenwood Cottage, Marley Lane, Battle

Proposed formation of driveway and parking area on and across agricultural land to provide off road parking for vehicles associated with Greenwood Cottage.

RR/2021/2821/P Manor Barn, Annexe, Peppering Eye, Battle

Variation of condition 3 (restricted use) of planning approval RR/1999/2732/P – to allow the attached annexe for short term holiday let accommodation.

RR/2021/2961/P 13 Marley Lane, Battle TN33 0BA

Proposal Proposed two storey rear extension

Approval of reserved matters

RR/2021/1754/P North Trade Road – Land North of, Battle

Reserved matters relating to layout, appearance, landscaping and scale pursuant to outline permission RR/2018/2666/P for the erection of 20 dwellings including 7 affordable with access onto North Trade Road.

Refused

RR/2021/2007/P Marley Farm, Marley Lane, Battle

Removal of existing structures and erection of 7 holiday let flats and caretakers flat, together with associated access, car parking and landscaping.

RR/2021/2620/P 7 London Road, Battle

Off street car parking for two vehicles, with retaining wall

- A report from East Sussex County Council that the **chestnut fencing at Caldbec Hill** needs slight adjustment to allow access to private land. This will be undertaken shortly.
- The Clerk was asked to seek some clarity on the request for support from **Battle Brewery** for its new proposed site location.
- A Teams meeting with **Southeastern Railway** to discuss a proposed application for funding to the Department for Transport Access 4 All fund for a **footbridge and lifts at Battle Station**. This has been set for 24th March at 1pm. Those wishing to attend must contact the Clerk for an invitation.

6. Cycling & Walking Working Group

The report was noted, as attached. Members discussed the benefits of a shared use path between Saxonwood Road and Park Lane and **agreed unanimously that the Finance & General Purposes Committee be recommended to consider this project for funding as soon as possible.**

7. Healthy Streets audit

Members noted that a toolkit is available to assess and improve the impact on infrastructure changes for the community. This could provide access to potential funding streams in the future. Members agreed to request that East Sussex County Council(ESCC) use this as part of appropriate feasibility studies.

8. Footpath matters

- a) The written report from the Footpath Advisor had been circulated: a request for his questions on the Marley Lane footway between Harrier Lane and FP 109g be raised at the forthcoming Strengthening Local Relationships meeting; a replacement gate for stile has been agreed, subject to landowner's agreement, for FP36, just north of St Mary's Church Hall, funded by Ramblers; ESCC could not agree a convex mirror at Powdermill Lane/Telham Lane but would

Battle Town Council

consider warning signage on the pathside of the gate; further concern at the excess water at the steps from Mountjoy at FPs 107/41; had researched the need for additional signage for FPs 35/36, within the St Mary's Church car parking area resulting in a suggestion of one yellow disk marker.

- b) The Clerk reported and expressed sincere thanks for the terrific efforts by Mr Marks and 'assistant' to clear the excess water and sticks at the steps from Mountjoy at **FPs 107/41**. She confirmed that further discussions and site visits had been undertaken with contractors and the Footpaths Officer to agree appropriate works to attempt to resolve this issue. The change in formation of FP41, removal of some hedges, the proposed steps to ramp project and mud on the steps were items raised in connection with this puddling issue. The Clerk had requested that ESCC consider additional funding for this work.

9. Implementation, Monitoring & Review sub Committee

- a) The Clerk agreed to circulate a doodle poll to members for an **early afternoon inaugural meeting**, possibly during the school holidays.
- b) Following some discussion, Members agreed by a majority that **Bev Marks be appointed Chairman and Nicky Bishop as Vice-Chairman**.

10. Bee Bricks

Cllr Burton had carried out some research on this item and produced a sample brick for Councillor information. It was agreed that there was not enough information available to support this for Council properties. Source information could be provided to individuals.

11. Guildford Horsham Shoreham rail link reinstatement

Members agreed unanimously to support this initiative.

Cllr Burton left the meeting.

12. To review Action Plans

- a. Undertake a biannual review for **possible sources of income for footpath maintenance**.

Members noted that ESCC are asked to support footpath improvements and agreed that Sussex Lund should be approached to support hedge replacement at FP41.

Members agreed that to "**seek additional parking provision within the town environs**" should be moved to the long-term actions and have "completed" removed. It was also agreed to consider the provision of a shuttle from train station to town at the next meeting.

13. To consider applications received to date

[RR/2021/1707/L](#) **Whispers Cottage, Battle Hill, Battle TN33 0BN**

Proposed replacement windows and door.

Comment: No objection to this unanimously.

[RR/2022/48/P](#) **68 High Street, Battle TN33 0AP**

Install new window to rear of building.

Comment: No objection to this unanimously.

[RR/2022/65/P](#) **79 Hastings Road, Oakwood, Battle TN33 0TF**

Proposed demolition of existing dwelling and self-contained annexe and construction of 2 No. four bed detached dwellings with an additional vehicular entrance.

Comment: Members noted that this application has not considered the Battle Design Guidelines (HD4): is overdevelopment of the site, adjacent to the Great Wood (HD5); the proposed weatherboard is not white,

Battle Town Council

in keeping with the locality (HD6); hedging is being replaced with timber fencing, against biodiversity and ecology measures (EN2 and EN3) and should be refused.

RR/2022/143/P Netherfield Hill Farm, Netherfield Hill, Netherfield, Battle TN33 0LH

Proposed extension to existing Holiday Let to form an additional bedroom and 2 No. ensuites. Internal alterations to facilitate the same.

Comment: No objection to this unanimously subject to use of sympathetic materials to existing property.

RR/2022/156/P Tollgates - Land at, Battle TN33 0JE

Variation of condition 1 (approved drawings) imposed on RR/2020/165/P to allow replacement tenure plans in relation to affordable housing.

Comment: No objection to this unanimously although Members would prefer that the shared ownership and rental properties should be 'pepper-potted' throughout the development.

RR/2022/267/T Kelklands Farm, Chain Lane, Battle TN33 0HG

T1 Oak Remove (fell) to near ground level and treat stump to inhibit regrowth.

Comment: Members felt the tree should be protected and support a refusal of this application.

15. Finance

- a) The **Budget Report at 31st January 2022** was noted, as attached.
- b) Members agreed that, with anticipated expenditure on bus shelters (4350), footpath maintenance (4500) and car park maintenance (4510) **unspent budgets should be transferred to Ear Marked Reserves** at the end of the financial year.

16. Matters for information / future agenda items

- To consider provision of a shuttle from train station to town

The Clerk was asked to circulate the Battle CP Neighbourhood Plan and Battle Design Guidelines to Architects and major developers.

It was agreed to add the "formal adoption of the updated version of the Referendum Battle Design Guidelines to the next Full Council Agenda.

17. Date of next meeting: 12th April 2022

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.

18. Confidential item – The updated enforcement list as at 2nd March 2022 was noted.

Cllr Cook reported that Rother District Council propose to publish enforcement actions on the portal. The Clerk was asked to clarify if this will result in the list no longer being confidential.

There being no further business the meeting closed at 9.13pm.

Cllr M Howell
Chairman