



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 12th APRIL 2022 at 7.30 pm at The Almonry, High Street, Battle

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

In attendance: B Marks (Footpaths Advisor, NP IMR SC Chairman), C Harris (Town Clerk)

Public Question Time – None.

1. **Apologies for absence:** Cllr J Gyngell.
2. **Disclosure of Interest:** Cllr Russell declared an interest in an item of correspondence.
3. **Minutes of the previous meeting held on 8th March 2022** were approved and duly signed by Cllr M Howell
4. **The Clerk's report**
 - Two quotes for additional work have been received for work to **Footpath 41**. These have been issued to East Sussex Footpaths Officer for comment. A response is awaited.
 - Rother District Council had confirmed that, whilst a search facility will be provided to allow searches of **enforcement cases** and their status, the information provided to Council will remain not for public consumption.
 - The **bus shelter for Battle Gates** will be delivered week commencing 25th April 2022. The third party insurance claim for vehicle damage has now been settled by Zurich Insurance Company.
5. **Correspondence and Communications**
 - a) The **dismissal of appeal** in relation to planning application **RR/2021/858/P, 110 Hastings Road, Battle, TN33 0TQ** was noted.
 - b) Information from **Bexhill Rail Action Group (BRAG)** regarding re-instatement of Cannon Street commuter services from Battle was noted.
 - c) A **temporary road closure of C94, Marley Lane**, 30 metres either side of level crossing from 00:01 to 05:00 hours on **15 May 2022** and from 22:30 hours on **15 May 2022** to 05:00 hours on **16 May 2022** to allow Network Rail to carry out repairs to the level crossing was noted.
 - d) Members noted concern raised at a **lack of coordination of development sites at North Trade Road** which had caused significant issues in relation to parking across the footway and verges. Officers had reported complaints to the Rother District Council as Planning Authority(LPA), East Sussex Highways and Sussex Police. The latter had approached vehicle owners. It was noted that the LPA do put conditions on access times and construction movements but are unable to stipulate dates of development.
 - e) **Decisions received:**
 - Approved**
 - RR/2019/2249/P Peppering Eye Farm, Peppering Eye, Battle**
Replacement of redundant piggery to provide holiday/respite residential units.
 - RR/2021/1616/P Corriemulzie, Netherfield Road, Netherfield, Battle**
Change of use and level land behind the property to provide a riding arena, complete with all-weather specialist surface and storage unit
 - RR/2021/2090/P The Mill House, Caldbec Hill, Battle**
Proposed single storey side/front extension. Rear open porch canopy.

Battle Town Council

RR/2021/2156/P **63 High Street, Battle**

Erection of 2m closeboard fence and gate to the rear boundary of the property

RR/2021/2420/P **Littlewood Fencing, North Trade Road, Battle**

Part demolition of existing steel fabrication building and construction of a new steel fabrication, vehicle maintenance building, sales/admin office and alterations to parking.

RR/2021/2683/P **Virginia, Whatlington Road, Battle**

Demolition of existing garage and erection of single storey side and rear extension, front covered area and front entrance porch.

RR/2022/48/P **68 High Street, Battle**

Install new window to rear of building

RR/2020/143/P **Netherfield Hill Farm, Netherfield Hill, Netherfield, Battle**

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

RR/2022/156/P **Tollgates – Land at, Battle**

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

RR/2022/265/P **19 Tollgates, Battle**

Proposed single storey extension, alterations and roof extension with extended dormer

Refused

RR/2021/719/P **West View, Kane Hythe Road, Netherfield, Battle**

Construction of a sand school and erection of stables to house three horses and associated feed and tack.

RR/2021/2851/P **3 Virgins Croft, Battle**

First floor rear extension and new pitched roof to side porch and new windows and doors.

- f) Further **suggested road names** had been received for abbots of Battle Abbey: Blancard; Gausbert; De Luci; Odo; Retlyng; Hamo; Tovy; Hammond. These were noted although it was suggested that road names easy to spell and recognise should be used.
- g) An invitation from **Sussex Police** for one representative to attend a virtual briefing on Summer **Road Safety** on 28th April 2022. Subject to time, Cllrs Cook and Favell agreed to attend.

Cllr Russell repeated his interest in the following item;

- h) A local resident had circulated an email highlighting the erection of three 2m **urban fence panels** erected on a boundary with a property on the **Battle Heritage List** under BLL5758. It was suggested that the fence is harmful to the character and appearance of the surrounding rural area in an Area of Outstanding Natural Beauty where a fence already exists. It was noted that this is in contravention of the High Weald Housing Design Guide, the Battle Design Guidelines and the Battle Civil Parish Neighbourhood Plan. This will be passed to Rother District Council's Enforcement Team.

6. Cycling & Walking Working Group

Cllr Wheeler confirmed that he and B Marks had met with a representative of The Conservation Trust to confirm that **works to the banks at Western Avenue** will not impede the proposals for the shared use pathway between Saxonwood Road and Battle Abbey, Park Lane.

It was noted that only part of the WG's recommendation had been discussed at the previous meeting. **Members discussed and agreed unanimously to recommend to Council that East Sussex County Council be requested to give consideration for funding through its Local Cycling &**

Battle Town Council

Walking Infrastructure Plan fund and, possibly, the DfT Active Travel fund for the Saxonwood Road to Battle Abbey shared-use path project.

7. Footpath matters

a) B Marks had circulated a comprehensive report on footpaths that will be affected by the **Blackfriars development** and suggested that the addition of four temporary advisory signs would inform walkers of best routes. It was agreed that RDC be requested to provide these. If not successful, Council will purchase at an approximate cost of £240 from the footpaths budget (4500).

He confirmed that East Sussex County Council(ESCC) had agreed that the **stile close to St Mary's Church car park** is a priority for replacement. The yellow disc reported at the previous meeting had now been added.

The **steel gate** had been successfully installed at **FP86**, George Meadow/Park Lane.

Members thanked B Marks for a comprehensive report.

8. Implementation, Monitoring & Review Sub-Committee

The draft Minutes from the inaugural meeting on 31st March 2022 were noted as attached. B Marks reported that it had been a successful meeting and asked that documents be dated for ease of reference. The Clerk was asked to check that the correct version of the Battle CP Neighbourhood Plan and the Battle Design Guidelines are published on the website. Members agreed:

- a. to provide **hard copies of the Battle Civil Parish Neighbourhood Plan** for Council Office, Battle Library and 4 members of the Sub-Committee;
- b. to amend the title to "**Neighbourhood Plan Implementation, Monitoring & Review Sub-Committee**" (NP IMR SC).

9. Black Cat speed device

Cllr Gyngell and the Clerk had attended a very informative training session on the use and available data collection. It was reported that:

- The first step is to determine which sites are required - nothing above 40mph and must be 1.5m back from the curb to avoid the extra requirements of training etc;
- Get the site numbers from ESCC and provide these to Sussex Police;
- a list of site numbers which ESCC has allocated will be circulated;
- Then get the licence from Highways for those sites (£63 for 3 sites per annum);
- Order enough brackets to cover the sites agreed (at approximately £20 each);
- Ensure Council's insurance will cover the unit whilst in our control;
- the analytical software must be uploaded to our PC prior to returning the unit;
- there is a helpline to assist with any issues;
- device will be available on a first come basis and must be collected and returned promptly;

Members agreed six sites:

- A2100: Lillybank towards Town;
- Battle Hill; in the Tesco Express area;
- Hastings Road: close to Loose Farm towards the Town;
- Marley Lane: between Harrier Lane and level crossing;
- Netherfield Hill – Cllr Sharman will be asked for residents' suggestions;
- Whatlington Road: where the speed reduces to 30mph (close to Oakhurst Road).

Battle Town Council

It was noted that the data can then be used as evidence for Police intervention or potential traffic calming measures.

Members agreed to recommend to Full Council that the cost of two licences and six brackets be paid from the Neighbourhood Plan EMR (355).

10. Southeastern Rail “Access for All”

The presentation had been circulated to Members for urgent comment on the proposal to submit an application for the DfT Access for All programme for lift and bridge at Battle Railway Station, which needs to be submitted on Thursday 14th April. It was reported that Battle is in a favourable position in that it has been offered third party funding and is geographically distant from the nearest railway station. If the funds do become available and the access is built between 2024 and 2029, the project is likely to cost £4.5m - £5m. The application for funding has support from our MP, the Railway Heritage Trust (offered £100,000) and Rother District Council (offered £100,000 Strategic Community Infrastructure Levy). It was noted that the bid would be stronger if the Town Council offered its support and even stronger if we could offer some funding. The Clerk confirmed that all responses had indicated full support for the A4A bid with an agreement to allocate £20,000 local CIL funding for 2024. This will be issued to Southeastern Rail tomorrow with ratification at the Full Council meeting.

11. Strengthening Local Relationships

The draft notes of the meeting on 16th March 2022 were noted, as attached.

12. English Regional Transport Association (ERTA)

The Minutes from meeting of 26th March 2022 were noted as attached. **Membership was discussed and agreed for the current year at £15.**

13. Shuttle from train station to town

Cllr Russell suggested that a survey of support from rail users, English Heritage and Battle Area Community Transport should be obtained. Cllr Cook agreed to discuss with appropriate providers and report to the next meeting for consideration to include this on the Action Plan for 2022-23

14. Station Masters House

Cllr Cook's report had been circulated to Members. Following discussion on the Town Model at the previous External Relations & Town Development Committee's meeting, she had visited the site again to discuss potential use. Although it was acknowledged that it will never be fully accessible, the property could be appropriate for small meeting groups on the ground level with display of the Town Model on the first floor. There has also been an enquiry from Bexhill Museum to rehouse a display on an old (Beechinged) Battle to Bexhill Central line rail route. The building would be refurbished and potentially offered to Council at an annual peppercorn rent of £150. Members felt this was an excellent opportunity and it will be discussed at the next Full Council meeting.

15. Action Plans

a. Review activities and set new priorities. Members noted that the Steps to Ramp project remains outstanding.

16. Planning comments submitted to Local Planning Authority following email consultation

- **RR/2022/240/P** **Battle Great Barn – land adj. Marley Lane, Battle**
Erection of new dwelling

Battle Town Council

Response: No objection to this application in principle. However, Council suggests additional native hedge and tree species be planted to enhance the natural road scene, as stated in the Design and Access Statement, and in accordance with the Battle Design Guidelines.

- **RR/2022/321/P** **61c High Street, Battle**
Installation of 2No. doors and internal alterations to flat
Response: No objection to this application.
- **RR/2022/253/P** **Low Chimneys, Whatlington Road, Battle**
Proposed rear/side extension to include small rear balcony and new patio
Response: No objection subject to matching materials being used. It was noted that this is a significant increase in development.
- **RR/2022/265/P** **19 Tollgates, Battle**
Proposed single storey extension, alterations and roof extension with extended dormer
Response: No objection to this application. The close proximity to the neighbour was noted.
- **RR/2022/278/L** **38 Mount Street, Battle**
Construction of wall between 38 and 39 Mount Street infilling an opening between the buildings on the ground floor
Response: No objection to this application
- **RR/2022/306/P** **Oakwood House, Telham Lane, Battle**
Construct two-storey extension and single-storey spa room to the rear of Oakwood House
Response: No objection to this application
- **RR/2022/346/P** **Quarry House, Telham Lane, Battle**
Proposed single storey rear extension following the demolition of existing conservatory
Response: No objection to this application subject to matching materials being used.

17. Applications received to date

[RR/2021/2815/P](#) **Oaklea, Marley Lane, Battle**

Erection of new dwelling house and retention of existing dwelling for Oaklea for purposes incidental to the occupation and enjoyment of the new dwelling house.

Comments: Members unanimously had no objection in principle to this application but wish to see a net gain for trees removed in this Area of Outstanding Natural Beauty.

[RR/2022/333/P](#) **Peppering Eye Barn, Peppering Eye, Battle TN33 0ST**

3 bay detached garage, and separate potting shed.

Comments: No objection to this unanimously although Members suggest a hedgerow is planted on the perimeter of the site to compensate for that being lost.

[RR/2022/339/P](#) **Petley Wood Equestrian Centre, Marley Lane, Battle TN33 0RF**

Conversion of stable buildings to 4no. holiday lets including change from class D2 to C1.

Comments: No objection to this unanimously.

[RR/2022/443/P](#) **76A Hastings Road, Denton House, Battle TN33 0TG**

Subdivision of residential dwellinghouse including extension and associated alterations to create 2no. self-contained dwellinghouses.

Comments: No objection to this unanimously.

[RR/2022/466/P](#) **22 High Street - Land at rear, Battle TN33 0AE**

Proposed construction of 'cottage style' dwellinghouse (alternative to planning permission RR/2021/112/P).

Battle Town Council

Comments: As with previous applications, Members remain of the view 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 adopted Neighbourhood Plan and should therefore be refused.

[RR/2022/501/P](#)

Glenroy, Saxonwood Road, Battle TN33 0EY

Proposed conversion of loft to provide two additional bedrooms, ensuites and dressing room. Demolition of garage.

Comments: No objection to this unanimously.

[RR/2022/505/P](#)

Kerry Cottage, Netherfield Road, Netherfield, Battle TN33 9PR

Proposed demolition of existing dwelling and erection of replacement dwelling. Proposed new detached garage.

Comments: No objection to this unanimously.

[RR/2022/532/P](#)

32 Wellington Gardens, Battle TN33 0HD

Proposed removal of existing rear conservatory and erection of single storey extension to accommodate disabled occupant.

Comments: No objection to this unanimously.

[RR/2022/540/P](#)

North Trade Road - Land south of, Battle TN33 0HW

Discharge of obligation set out in Schedule 3, Part 1 (Landscape Area) paragraph 3.1 to provide proof that the management company has been constituted.

Comments: Members unanimously had no objection to this subject to the Planning Authority being satisfied with the Memorandum & Articles of Association of the Estate Management Company which had not been published online.

18. Finance

a) The **Budget Report at 28th February 2022** was noted, as attached.

B Marks left the meeting.

19. Matters for information / future agenda items

Members discussed appropriate displays for the Parish Assembly and the Clerk was asked to provide appropriate before and after photographs.

- To discuss how to incorporate reference for renewable energy, grey water etc for new builds

20. Date of next meeting: 10th May 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.

21. Confidential item –

The updated **enforcement list as at 6th April 2022** was noted.

There being no further business the meeting closed at 9.25pm.

CLlr M Howell
Chairman