



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 14th JUNE 2022 at 7.30 p.m. The Almonry, High Street, Battle

Present: Cllrs M Howell (Chairman), V Cook, C Davies, D Wheeler

In attendance: J de Garston (Asst to Town Clerk)

PUBLIC QUESTION TIME - None

- 1. Apologies for absence:** Cllr A Russell
- 2. Disclosure of Interest:** None
- 3. Minutes of the previous meeting held on 10th May 2022 were approved and duly signed by Cllr M Howell**
- 4. To receive the Clerk's report**
 - The work to the bank at Western Avenue has now been completed.
 - Research for appropriate anti-graffiti material for the bus shelter at Battle Gates is continuing.
 - Letters have been left on the vehicles that are parking inappropriately at the overflow car park.
- 5. The Committee Terms of Reference were agreed for recommendation to Full Council as attached.**
- 6. Membership to Sub-Committees/Working Groups**
 - Neighbourhood Plan Implementation, Monitoring & Review Sub-Committee. Members agreed, as the group has only met once that the Chairman should remain unchanged

NP IMR Sub Committee
Margaret Howell
Dale Wheeler
Glenna Favell
(Bev Marks) (CH)
(Nicky Bishop) (VC)

- Cycling & Walking Working Group, this was agreed as below

Cycling and Walking Group
Dale Wheeler (Convener)
Sue Burton
Jill Gyngell
Allan Russell
(Bev Marks)

7. Correspondence and Communications

- Notification of 3 Appeals to Secretary of State in respect of refusals of applications below were noted:

RR/2020/357/P, Marley House – Outbuilding (former squash court), Marley Lane, Battle.
Conversion of outbuilding (former squash court) into a dwellinghouse with gardens and use of



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existing parking area and access.

RR/2021/1102/P, Caldbec Hill – Land at North side of, Battle. Proposed detached dwelling.

RR/2021/2851/P, 3 Virgins Croft, Battle. First floor rear extension and new pitched roof to side porch and new windows and doors.

Members requested, in future, that any appeal notifications are **colour coded** to identify if the decision of the Town Council aligned with Rother's.

- b) An email of appreciation for footpath improvements along **footpath 82** and a request for a bin was noted. This had also been brought to the attention of the Environment Committee and a bin has been agreed for the Mansers Shaw end of the footpath.
- c) The key changes to planning enforcement in the **Levelling Up and Regeneration Bill** were noted.
- d) The road names for development at **Beech Estate, North Trade Road** were noted as; Blackthorne Way, Oak Lane and Rowan Place.
- e) The draft initial sketch plan for **Whitehouse Farm was noted**. Members requested the Clerk respond to the developer informing them that, any application will be scrutinised by the Town Council to ensure, specifically, policies IN4: Pedestrian Provision and Safety and HD4: Quality of Design are met. Consideration should also be given to the provision of a pedestrian/cycle link with the adjacent site.
- f) **Decisions received:**

Approved

- **RR/2021/1929/P** **Wildwood, Kingsdale Close, Battle**
Erection of 4no bedroom detached house and garage
- **RR/2021/1930/P** **120 North Trade Road, Whitelands, Battle**
Erection of two detached dwellings and creation of new access onto North Trade Road
- **RR/2022/253/P** **Low Chimneys, Whatlington Road, Battle**
Proposed rear/side extension to include small rear balcony and new patio
- **RR/2022/333/P** **Peppering Eye Barn, Peppering Eye, Battle**
3 bay detached garage, and separate potting shed
- **RR/2022/346/P** **Quarry House, Telham Lane, Battle**
Proposed single storey rear extension following the demolition of existing conservatory
- **RR/2022/443/P** **76A Hastings Road, Denton House, Battle**
Subdivision of residential dwellinghouse including extension and associated alterations to create 2no. self-contained dwellinghouses
- **RR/2022/501/P** **Glenroy, Saxonwood Road, Battle**
Proposed conversion of loft to provide two additional bedrooms, en-suites and dressing room.
Demolition of garage.
- **RR/2022/505/P** **Kerry Cottage, Netherfield Road, Netherfield, Battle**
Proposed demolition of existing dwelling and erection of replacement dwelling. Proposed new detached garage.
- **RR/2022/532/P** **32 Wellington Gardens, Battle**
Proposed removal of existing rear conservatory and erection of single storey extension to accommodate disabled occupant.
- **RR/2022/600/P** **Telham Lodge, Telham Lane, Battle**
Erection of west and south facing ground and first floor extension
- **RR/2022/634/P** **15 Glengorse, Little Woodcote, Battle**
Proposed single storey rear extension and outbuilding
- **RR/2022/766/P** **17 Stream Farm Cottages, Netherfield Road, Battle**
Erection of two storey extension wrapping around to part two storey and single storey rear extension, front entrance porch and alterations to dwelling, including frontage improvements

to the off-road parking area.

- **RR/2022/795/P** **Kingsmead, Caldbec Hill, Battle**
Installation of a brazier for the Queen's Platinum Jubilee which will be lit once on Thursday 2nd June at 9.45 p.m.
- **RR/2022/824/P** **Great Beech Barn, Kane Hythe Road, Battle TN33 9QU**
Erection of a garage/car port.

Refused

- **RR/2021/2934/P** **Swallow Barn, Darwell Hill, Netherfield, Battle**
Proposed 5no. new dwellings with access and associated parking
- **RR/2022/466/P** **22 High Street – land at rear, Battle**
Proposed construction of 'cottage style' dwellinghouse (alternative to planning permission RR/2021/112/P)
- **RR/2022/607/P** **Armiger House, Bowmans Drive, Battle**
Proposed single-storey 'orangery' extension at rear to replace conservatory, and two-storey side extension
- **Following the publication of the agenda** an email was received from a local resident with regard to the enforcement at **Fir Tree Cottage, Netherfield Hill**. The email was presented and discussed. Information previously received advised that, until the expiration of the Enforcement Notice, no further legal action can be sought and therefore no action can be taken at this time. The Clerk was asked to request a meeting with Rother District Council & District Councillors to discuss the concerns raised and report back to the September meeting.

8. Report from Cycling & Walking Working Group

Cllr Wheeler advised there is no progress to report at this time

9. Footpath matters

- An informal report from B Marks, Footpath Advisor, advised that the **Footpath P76 route** has been fenced so walkers can use this safely and an emergency contact number had been provided by the contractors.
BM expressed thanks, on behalf of Ramblers, for the **hardening works on Footpath P82**, from Mansers Shaw to the Almonry Farm Track. He considers the works had been carried out, with considerate care, to ensure the surface drains well providing a significant improvement to walking conditions.
- The Clerk had circulated an update on proposals for **footpath 41** confirming that the final design agreement from contractors is awaited following a suggestion from East Sussex County Council that an open drain, rather than French drain system, be installed beside the pathway together with a couple of raised bunds to try and deflect some of the water off before the low point by the property garden fences; although this latter is not being insisted upon. ESCC have agreed to add £2575 to the previously agreed £5000 for the three footpaths: 81, 87 and 41.
- Members agreed to make recommendation to Full Council that an application to Sussex Lund for a grant to **reinstate pond at footpath 41** be submitted.

10. Suggested replacement of Zebra crossing to Pelican crossing at the south end of the High Street

It was highlighted that the volume of pedestrians using the crossing, especially at school times, can lead to congestion at the crossing. Members agreed to make this an agenda item for the next SLR (Strengthening Local Relationships) meeting to ascertain what the procedure would be.

11. Black Cat device

As not all the reports were available this item was deferred to the next meeting.

12. Shuttle from train station to town

Cllr Cook reported she had received a response from Battle Area Community Transport advising that although they would take the request to the Board of Directors it was not felt likely that they could support this project due to lack of volunteer drivers and funding.

Cllr Cook advised she will contact the local bus provider to enquire if the regular local service could include this service.

13. Process to confer on planning applications, to comply with Local Planning Authority's final submission dates, between scheduled meetings was discussed.

Information from a District Councillor had suggested that the Clerk be given delegated authority to make submissions. Members agreed simple applications would be agreed by email but for any that require an in-depth response a virtual meeting would be scheduled.

14. Review Action Plan for 2021-2022

i) Agree surveys and other evidence needed to support request for declassification of A2100 between the Ten Sixty Six roundabout and Queensway.

Members agreed, that although any work on this cannot be carried out until the completion of the Queensway Gateway, the Clerk was asked to contact Rother Association of Local Council members and enquire if any other Parish had made this type of application. The Asst Town Clerk agreed to seek clarification on which specific surveys would be required to take any subsequent application forward.

15. Agree Action Plans for 2022-2023

Members agreed this be deferred to the next meeting.

16. Planning comments submitted to comply with Local Planning Authority's final submission date

[RR/2022/964/P](#) & [RR/2022/965/L](#) 8 High Street, Battle TN33 0AE

Conversion of the building to provide commercial shop unit to ground floor with 5no residential flats, removal of pre-cast detached garage and construction of lean-to side extension

Comment: No objection to this application although Council suggests the inclusion of a protected cycle store.

17. Planning applications received to date

ADDITIONAL INFORMATION /AMENDED PLANS AND/OR DESCRIPTION

[RR/2021/2588/P](#) Telham Forge, Hastings Road, Battle TN33 0SH

Proposed changes to the external appearance of store building under construction (RR/2018/624/P) and erection of office building.

Comment: Members re-iterated their previous comment, this application should be refused as non-compliant to policies within the Battle CP Neighbourhood Plan: HD1 outside the development boundary; HD4 quality of design – inappropriate materials; HD5 protection of landscape character: New development proposals should consider and correctly interpret the landscape character of their location to produce the most appropriate locally distinctive design solution for the development supported from a biodiversity perspective. (NP p43) ; EN2 conservation of the environment - loss of green space; EN3 Countryside protection - industrialisation of rural gap; sits on the boundary of an SSSI; EN4 Historic environment – Protection of local heritage- Proximity to BLL 309 Hemingfold ancient routeway TQ 77272 14264 to TQ 78280 15086; EN5 close to locally important historic buildings - . Proximity to Hemingfold Farmhouse Grade: II and The Black Horse Public House Grade: II



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[RR/2022/641/P](#)

Marley Farm, Marley Lane, Battle TN33 ORB

Removal of existing structures and erection of 5 holiday let flats and caretakers flat, together with associated access, car parking and landscaping.

Comment: Whilst Members recognise the importance of tourism to the town there was a unanimous objection to the proposed development as it contravenes the following policies within the Battle Neighbourhood Plan: HD1- Development boundary, HD2, HD3, HD5, HD6, IN1, IN2, IN3, IN4, EN2, EN3, ET1.

[RR/2022/851/P](#)

West View, Kane Hythe Road, Netherfield, Battle TN33 9QU

Erection of stables to house three horses and associated feed and tack.

Comment: Members unanimously had no objection

[RR/2022/940/P](#) &

Warwick House, Caldbec Hill, Battle TN33 OJS

[RR/2022/941/L](#)

Roof repairs including removal of soil and vent stack pipes. Removal of existing and addition of replacement flue. Refurbishment of existing flat roof dormers. Alterations and improvements to existing rear flat roof addition including windows and doors.

Comment: Members unanimously had no objection

[RR/2022/982/P](#)

Briar Rose, Marley Lane, Battle TN33 ORB

Proposed single storey rear extension

Comment: Members unanimously had no objection

[RR/2022/994/P](#)

Blackfriars Oast, Marley Lane, Battle TN33 ODQ

Proposed extension and internal alterations to provide an additional garage parking space and improved living arrangements for an outbuilding in ancillary use.

Comment: Members unanimously had no objection

[RR/2022/1041/P](#)

Swiss Cottage, Hastings Road, Battle TN33 8EA

The replacement of a flat roof with a pitched roof on an existing single storey stable block/former garage.

Comment: Members unanimously had no objection

[RR/2022/1049/P](#)

Timbers, Marley Lane, Battle TN33 ORE

Construction of new holiday let cottage.

Comment: Whilst members recognise the importance of tourism to the town there was a unanimous objection to the proposed development as it contravenes the following policies within the Battle Neighbourhood Plan: HD2, HD4, HD5, HD6, IN4, EN2, EN3.

[RR/2022/1054/P](#)

Beggars Roost, Powdermill Lane, Battle TN33 OSY

Removal of existing garden room and construction of a two storey rear extension.

Comment: Members unanimously had no objection

[RR/2022/1072/P](#)

West Brow, Telham Lane, Battle TN33 OSW

Proposed replacement garage building with accommodation in roof.

Comment: Members unanimously had no objection

[RR/2022/1087/L](#)

Priory House, 17 High Street, Battle TN33 OAE

Replacement of damaged modern safety glass with timber panel.

Comment: Members unanimously had no objection



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[RR/2022/1088/P](#)

22 Vale Road, Battle TN33 0HE

Proposed extensions and alterations including replacement decked area/balcony with side privacy screens.

Comment: Members unanimously had no objection

[RR/2022/1116/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 unanimously objected to this application as it is considered an over development outside the development boundary and is in contravention of policies HD4, HD5, EN2 and EN3 of the Battle Neighbourhood Plan

[RR/2022/1123/P](#)

7 London Road, Battle TN33 0EU

Proposed off street car parking for two vehicles.

Comment: Members unanimously had no objection

[RR/2022/1151/T](#)

83 North Trade Road - Site adjacent to, Battle TN33 0GF

G1 - Oak trees along southern edge of tree group - Reduce lateral branches by 2m to provide sufficient clearance to scaffolding and residential plots.

Comment: Members unanimously had no objection

[RR/2022/1206/P](#)

Oak View, Oakhurst Road, Battle TN33 0JL

Proposed roof extension/loft conversion.

Comment: Members unanimously had no objection

[RR/2022/1228/T](#)

40 Bowmans Drive, Battle TN33 0LU

Cut back dead wood.

Comment: Members unanimously had no objection

[RR/2022/1232/P](#)

3 Virgins Croft, Battle TN33 0JJ

Upward extension to side and rear of the existing property within footprint of existing single storey extension, and associated works including new windows and doors.

Comment: By a majority, Members had no objection to this application. Cllr Cook abstained.

[RR/2022/1278/P](#)

Winter Hill Barn, Hastings Road, Battle TN33 0TP

Proposed new double doors to kitchen, new juliet balcony and 2 no. larger windows at first floor.

Comment: Members unanimously had no objection

[RR/2022/1321/P](#) &
[RR/2022/1324/L](#)

Lake House, Lower Lake, Battle TN33 0AY

Variation of condition 2 imposed on RR/2017/2613/P to revise drawing numbers for the proposed dwelling to be moved east by approx. 900mm.

Comment: Members unanimously had no objection

[RR/2022/1327/P](#)

Orchard Cottage, Oakhurst Road, Battle TN33 0JL

Erection of dwelling.

Comment: By a majority Members had no objection to this application in principle but consider the size of the proposed property would be imposing given the character of the area. Cllr Cook abstained.



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[RR/2022/1328/P](#)

1 Meadow Drive, Battle TN33 0FU

Proposed single storey garden room extension.

Comment: Members had no objection to this application in principle but consider the size of the proposed garden room is too large compared to the proportions of the existing property.

19. Finance

- a) The final Budget Report at 31st March 2022 was noted as attached
 - b) The Budget Report to 30th April 2022 was noted as attached
- Cllr Davies requested that, in future, a date be included on EMR reports.
 - Members discussed and agreed that, although there is still some expenditure to be incurred from the production of Neighbourhood Plan, any funds, once any refund of the grant due to Locality had been made, should be transferred to the IMR Sub Committee for future printing or other incurred costs.

20. Matters for information / future agenda items

- To receive an update on proposed shuttle from train station to town

21. Date of next meeting: 12th July 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.

22. Confidential item – The updated enforcement list as at 3rd June 2022 was noted

The Asst Town Clerk was asked to request an update on an enforcement notice issued in March 2021

There being no further business the meeting closed at 9.26 pm

Cllr M Howell
Chairman