



Battle Town Council



A Meeting of the PLANNING & TRANSPORT COMMITTEE will be held on
TUESDAY, 9th AUGUST 2022 at The Almonry, High Street, Battle, at 7.30pm

To Cllrs: M Howell (Chairman), V Cook, C Davies, M Kiloh, A Russell, D Wheeler
(with copies to other Members for information)

**Committee Members are hereby summoned to attend the meeting
in order to transact the following business.**

In the interests of the environment, you are requested only to print if necessary

Please note meetings are recorded to aid production of minutes

PUBLIC QUESTION TIME 7.30pm to 7.45pm

A G E N D A

Carol Harris
Town Clerk
3rd August 2022

1. **To record and receive apologies for absence**
2. **Disclosure of Interest:** To receive any disclosure by Members of personal and disclosable pecuniary interests in matters on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct.
3. **To approve and sign the minutes of the previous meeting held on 12th July 2022**
4. **To receive the Clerk's report**
5. **Finance**
 - a) To receive Budget Report to 30th June 2022
6. **To consider re-ordering of agenda items**
7. **Correspondence and Communications**
 - a) Notice of **Temporary Street Closure**, at various locations between Abbey Green Road and Catsfield Road, on **4th September 2022 between 9 a.m. and 2 p.m.** to facilitate Battle 10k
 - b) **Decisions received:**

Approved

 - **RR/2022/941/L** **Warwick House, Caldbec Hill, Battle**
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.
 - **RR/2022/964/P & 8 High Street, Battle**
RR/2022/965/L
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.
 - **RR/2022/982/P** **Briar Rose, Marley Lane, Battle**
Proposed singlet story rear extension
 - **RR/2022/994/P** **Blackfriars Oast, Marley Lane, Battle**



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

- **RR/2022/1041/P** **Swiss Cottage, Hastings Road, Battle**
The replacement of a flat roof with a pitched roof on an existing single storey stable block/former garage.
- **RR/2022/1054/P** **Beggars Roost, Powdermill Lane, Battle**
Removal of existing garden room and construction of a two storey rear extension
- **RR/2022/1072/P** **West Brow, Telham Lane, Battle**
Proposed replacement garage building with accommodation in roof.
- **RR/2022/1116/P** **79 Hastings Road, Oakwood, Battle**
Proposed demolition of existing dwelling and self-contained annexe and construction of 2 No. four bed detached dwellings with an additional vehicular access.
- **RR/2022/1123/P** **7 London Road, Battle**
Proposed off street car parking for two vehicles
- **RR/2022/1206/P** **Oak View, Oakhurst Road, Battle**
Proposed roof extension/loft conversion
- **RR/2022/1209/P** **Blackfriars Oast, Marley Lane, Battle**
Demolition of existing stable and replacement with a storage building for agricultural use on same footprint.
- **RR/2022/1232/P** **3 Virgins Croft, Battle**
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.
- **RR/2022/1328/P** **1 Meadow Drive, Battle**
Proposed single storey garden room extension
- **RR/2022/1445/p** **26 Stream Farm Cottages, Netherfield Road, Battle**
Erection of single storey rear extension as phase one of planning permission RR/2021/1101/P

Lawful Development Certificates Granted

- **RR/2022/1464/O** **59 Virgins Lane, Beam End, Battle**
Certificate of lawfulness for proposed installation of thirteen solar panels on the west-facing side of the roof of the dwelling.
- **RR/2022/1607/O** **24 Coronation Gardens, Battle**
Proposed lawful development for a new single storey rear extension and front porch
- **RR/2022/1753/O** **59 Virgins Lane, Beam End, Battle**
Certificate of lawfulness for the installation of 24no. solar panels

Tree works - no objection

- **RR/2022/1055/T** **Lansdell, Parks Yard, Battle**
1 x soft wood pine tree – removal to ground level
2 x hard wood silver birch – reduction to circa 60% of current height and shaping as required so as in proportion to height
- **RR/2022/1730/T** **63 High Street, Flat, Battle**
T1: curly willow-lop 4 branches of tree, a growing below 2 metres and thin the tree's shoots below 2 metres by removing 20% to 30% of this new growth
- **RR/2022/1153/T** **St Mary the Virgin, Church Drive, Upper Lake, Battle**
Works to four trees onsite, as recommended by tree survey.

Refused

- **RR/2022/641/P** **Marley Farm, Marley Lane, Battle**
Removal of existing structures and erection of 5 holiday let flats and caretakers flat, together with associated access, car parking and landscaping.



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- **RR/2022/1049/P** **Timbers, Marley Lane, Battle**
Construction of new holiday let cottage
- **RR/2022/1087/L** **Priory House, 17 High Street, Battle**
Replacement of damaged modern safety glass with timber panel
- **RR/2022/1471/P** **The Netherfield Arms, Netherfield Road, Netherfield, Battle**
Change of use from licensed premises (Sui generis) to form a 4 bedroom private residence (Class C3) with an attached self contained annex.
- **RR/2022/1492/P** **Great Beech Barn, Kane Hythe Road, Netherfield, Battle**
Erection of single storey, oak framed orangery

Lawful Development Certificate refused

- **RR/2022/1405/O** **The Flat, 82 High Street, Battle**
Certificate of lawfulness for proposed essential repairs to roof structure of 82-86 High Street, Battle
- c) **Other items** received post agenda circulation

8. To note replacement comments submitted in respect of planning applications:

RR/2021/3035/P **Battle Golf Clubhouse, Netherfield Hill, Netherfield, Battle TN33 0LH**
Change of use of redundant golf clubhouse, together with minor extensions, to form a single residential dwelling, including parking and associated landscape works.

Comment: The Council has concerns that, should this application be granted permission, it could lead to further development on the site. If minded to approve, similar restrictions as imposed on previous application RR/2019/1499 should be included to protect this AONB.

RR/2022/1573/P **3 St Marys Villas, Battle TN33 0BY**
Removal of garage in rear garden and installation of close boarded fence to create open vehicle access; Amendments to front driveway.

Comment: Council notes that this property is included on the Heritage List and does not conform with the made Battle Civil Parish Neighbourhood Plan Policy EN5. It therefore supports a refusal of this application.

9. To note the draft minutes of Neighbourhood Plan Implementation Monitoring & Review Sub Committee - 7th July 2022

10. To receive a report from Cycling & Walking Working Group and consider any recommendations

11. Footpath matters

- a) To receive report from Footpath Advisor

12. Public Transport

- a) To receive minutes of Hastings to Tonbridge Line Steering Group Meeting 24th June 2022
b) To receive 1066 Community Rail Line Action Plan progress updates June 2022
c) To note public petition regarding Battle Station

13. To review Action Plan for 2022-2023

14. To consider date for next Strengthening Local Relations (SLR) meeting

15. To receive an update on Black Cat scheme and agree any action

16. To receive an update on the Shuttle from train station to town proposal

17. To consider applications received to date

RR/2021/2995/P **The Willows, Oakhurst Road, Battle TN33 0JL**



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Loft conversion, including raising of ridge, front and rear dormers and erection of single storey rear extension.

[RR/2022/835/P](#) **35A High Street, Battle TN33 0EA**
Change of Use from Class E to Sui Generis. (Retrospective)

[RR/2022/1640/P](#) & **81 High Street, Suite 6, Battle TN33 0AQ**
[RR/2022/1641/L](#)
Proposed conversion of suite 6 to a one bedroom flat along with amenity space.

[RR/2022/1661/P](#) **19 Oakhurst Road, Fairlight, Battle TN33 0JL**
Erection of wraparound extension and alterations, including new lower ground floor and improved off road parking area.

[RR/2022/1662/P](#) **10 Claverham Way, Battle TN33 0JE**
Proposed loft conversion with rear dormer. (Alternative to extant planning permission (RR/2021/500/P)

[RR/2022/1735/P](#) **Pilgrims Cottage, High Street, Battle TN33 0AG**
Proposed side extension.

[RR/2022/1740/P](#) **10 Vale Road, Battle TN33 0HE**
Erection of single storey front/side porch extension and improvements to create a two storey rear extension at lower ground and ground floor level.

[RR/2022/1812/P](#) **1 Coarse Barn Farm Cottages, Uckham Lane, Battle TN33 0LZ**
Erection of single storey infill extension

[RR/2022/1822/P](#) **17 Stream Farm Cottages Netherfield Road, Battle TN33 0HH**
Variation of conditions 2 and 4 imposed on RR/2022/766/P to revise approved plans and allow amendments to exterior materials and finishes.

[RR/2022/1877/P](#) **The Brambles, 2 Rowbarns, Battle TN33 0JQ**
Proposed ground floor extensions and alterations; New pitch roof to provide first floor living accommodation within roof space.

[RR/2022/1883/P](#) **19 Dukes Hill, Battle TN33 0LD**
Demolition of existing conservatory and construction of new orangery/garden room extension linked to the existing decking

16. Matters for information / future agenda items

17. **Date of next meeting:** 13th September 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. **To note updated enforcement list as at 29th July 2022**

MEETINGS OF BATTLE TOWN COUNCIL AND ITS STANDING COMMITTEES ARE OPEN TO THE PUBLIC