



Battle Town Council



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

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

In attendance: B Marks, C Harris (Town Clerk)

PUBLIC QUESTION TIME - None

1. **Apologies for absence:** Cllr C Davies.
2. **Disclosure of Interest:** Cllr Russell expressed an interest in item 14 and Cllr Kiloh expressed an interest in item 17, application RR/2022/1276/P.
3. **Minutes of the previous meeting held on 14th June 2022 were approved and duly signed by Cllr M Howell**
4. **Clerk's Report**
 - It was noted that one **car frequently parks out of the line marks at the overflow car park** but does not appear to be obstructing access. If obstruction occurs, the Clerk will follow procedures to have the vehicle removed.
 - Following a conversation with an advisor for the **Sussex Lund Fund**, it became apparent that there was insufficient time to obtain the detail required to submit an application to **reinstate the pond** on footpath 41 for this round. Research will be undertaken to allow for a potential application next time.
 - A suggestion for amendment to the **Terms of Reference**, as agreed at the previous meeting, would be presented to Full Council for consideration.
5. **Finance**
 - a) The **Budget Report to 30th May 2022** was noted, as attached. The Clerk confirmed highlighted agreed expenditure against Ear Marked Reserves for the Neighbourhood Plan (355) and Footpaths (340). It was suggested that an Ear Marked Reserve for bus shelter maintenance and replacement should be considered at budget setting.
6. **Correspondence and Communications**
 - a) **Notification of Appeal to Secretary of State in respect of refusal of application, RR/2020/1875/P, Frederick Thatcher Place – Land west of, North Trade Road, Battle,** Construction of 4no dwellings with associated parking and landscaping
 - b) **Decisions received:**
 - Approved**
 - **RR/2021/2588/P** **Telham Forge, Hastings Road, Battle**
Proposed changes to the external appearance of store building under construction (RR/2018/624/P) and erection of office building
 - **RR/2022/620/P & RR/2022/621/L** **9 Mount Street, Battle**
Proposed enlargement of high level window in kitchen to form a door accessing enclosed lightwell.
 - **RR/2022/696/P** **75a Maisonette, High Street, Battle**
Subdivision of maisonette to form 2 two flats, including installation of double glazed windows and internal alterations
 - **RR/2022/742/P** **Kilnwood, Stars Green Lane, Battle**



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Conversion of a garage to an annex accommodation with exterior alteration.

- **RR/2022/828/P** **Gate End, Whatlington Road, Battle**
Erection of single storey rear extension
- **RR/2022/851/P** **West View, Kane Hythe Road, Netherfield, Battle**
Erection of stables to house three horses and associated feed and tack.
- **RR/2022/1088/P** **22 Vale Road, Battle**
Proposed extensions and alterations including replacement decked area/balcony with side privacy screens
- **RR/2022/1206/P** **Oak View, Oakhurst Road, Battle**
Proposed roof extension/loft conversion.
- **RR/2022/994/P** **Blackfriars Oast, Marley Lane, Battle**
Proposed extension and internal alterations to provide an additional garage parking space and improved living arrangements for an outbuilding in ancillary use.

Refused

- **RR/2022/240/P** **Battle Great Barn- land adj, Marley Lane, Battle**
Erection of new dwelling
- c) An email from local resident expressing concern that application **RR/2022/1278/P Winter Hill Barn**, Hastings Road, fails to detail a new access road/track. The Clerk was asked to circulate this to Members. A response had been issued to the resident suggesting a report to the Planning Authority, as the Town Council is a consultee only.

7. Neighbourhood Plan Implementation, Review & Monitoring Sub Committee

B Marks reported that the Master Spreadsheet recording all planning applications with Council comments and RDC decisions since the NP had been made had been agreed for proof reading prior to submission to this Committee. It was noted that there had been an increase in use of NP Policies by this Committee and the Planning Authority. The Action Plan had been reviewed to ensure that objectives were deliverable. The delay to early autumn of Rother's Local Plan was noted and it was agreed that no amendments to the NP was appropriate prior to adoption of the Local Plan, although an erratum be maintained. An invitation by Cllr Vine-Hall for representatives of NP groups to meet with RDC Planners has been accepted.

The Clerk was asked to send a link to the NP to architects.

8. Cycling & Walking Working Group

Cllr Wheeler reported that a potential contractor had walked the route and made some suggestions which would be discussed at the meeting planned for next week. It was highlighted that Historic England provide a free pre-application service.

9. Footpath matters

- a) B Marks reported that a missing finger from a recently installed fingerpost on the town side of the railway bridge on Battle Hill had been reported to East Sussex County Council.

10. Black Cat device

Proposed locations had been provided by Councillors, as previously agreed, as attached. These will be submitted to Rother Association of Local Councils for the lamp post reference to allow a licence application to be submitted to East Sussex County Council.

A local resident's concern at speeding motorbikes on the A2100 London Road had been received by some Councillors and Cllr Cook agreed to respond.

11. Shuttle from train station to town

Cllr Cook reported that Battle Area Community Transport(BACT) had indicated a current lack of drivers and the loss of one bus. She agreed to make contact with Stagecoach to seek a route diversion to include the Battle Railway Station. It was suggested that Cllr Field be approached as the Hastings and Rother Transport Action Group for comment.

12. Road names

- a) It was noted that Rother District Council had apologised that the Council's list of agreed road names had been missed but that the policy is not to allow **duplicate road names within the district**. A website link to check names had been provided. The Clerk had asked if only the road name, without suffix, could be repeated. A response is awaited.
- b) As there had been several communications regarding appropriate road names with Dandara, the developer of Nightingale Place on North Trade Road, Members agreed **Larch and Pine**, in addition to Hawthorne.

13. Road Traffic Order at Tollgates – double yellow lines

The proposed development of up to 63 residential dwelling (RR/2017/1259/P) will be accessed from Tollgates and, to allow safe access and egress onto the site, no waiting at any time (double yellow lines) is proposed. Members had no objection to this.

Cllr Russell repeated his interest in the following item.

14. Old Wellington House

Following a further suggestion to Rother District Council that the installation of a timber fence is in breach of the High Weald Design Guide for sympathetic boundaries, a response had confirmed that if there is a permitted development for fencing right then the structure has deemed planning permission and does not need express planning consent. Where a development requires specific planning permission then as part of any considered approval, the High Weald Design guide would become relevant. However, it is not the case for this matter and it cannot be pursued further.

15. Community Speed Watch

The force overview for May 2022 was noted, as attached.

16. Action Plans for 2022-2023

These were discussed and agreed, as attached.

It was suggested that land available for a park and ride scheme could be sought via the Newsletter. Cllr Cook agreed to seek confirmation of parking capacity and use from Rother District Council.

17. Planning applications received to date

[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: No objection to this.

[RR/2022/1276/P](#)

Blackfriars Oast, Marley Lane, Battle TN33 0DQ

Proposed realignment of the access drive to Blackfriars Oast to enhance the setting of a Heritage asset.

Comment: No objection to this subject to the replacement of Rhododendrons with plants from the Ecological Report.



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Cllr Kiloh repeated her interest in the following item.

[RR/2022/1330/P](#)

Blackfriars - Land at, Battle TN33 0FL

Variation of Condition 1 imposed on planning permission RR/2020/2307/P to allow alterations to the elevations and floor plans of the dwellings, and alterations to the access and parking for the development.

Comment: Members agreed with the concerns raised by East Sussex Highways in relation to poor footway connections which is contrary to Neighbourhood Plan Policy IN4 Pedestrian Provision and Safety and therefore support a refusal of this application.

[RR/2022/1393/P](#) &

72A High Street, Battle TN33 0AG

[RR/2022/1397/L](#)

Change of use from Office to Residential, proposing a new three-bed maisonette.

Comment: No objection to this.

[RR/2022/1445/P](#)

26 Stream Farm Cottages, Netherfield Road, Battle TN33 0HH

Erection of single storey rear extension as phase one of planning permission RR/2021/1101/P.

Comment: No objection to this.

[RR/2022/1471/P](#)

The Netherfield Arms, Netherfield Road, Netherfield, Battle TN33 9QD

Change of use from licensed premises (Sui generis) to form a 4 bedroom private residence (Class C3) with an attached self contained annex.

Comment: No objection to this.

[RR/2022/1504/L](#)

Gate Farm, Whatlington Road, Battle TN33 0NA

Re-roof and repair/replace tile hanging, re-point brickwork and replace windows (retrospective.)

Comment: Subject to no concerns raised by the Conservation Officer, Members had no objection to this proposal.

[RR/2022/1492/P](#)

Great Beech Barn, Kane Hythe Road, Netherfield, Battle TN33 9QU

Erection of single storey, oak framed orangery.

Comment: No objection to this.

[RR/2022/1516/O](#)

Highlands Cottage, Kane Hythe Road, Battle TN33 9QU

Certificate of Lawfulness for the existing residential occupation of a residential dwelling since 2012.

Comment: No objection to this.

[RR/2022/1543/P](#)

Winter Hill Barn, Hastings Road, Battle TN33 0TP

Proposed 1.8m boundary fence to be located in front of existing hedgerow.

Comment: Members support a refusal of this application as out of character with the street scene which supports fencing to be screened by hedgerow.

[RR/2022/1269/P](#)

Wychnour Cottage, Battle Road, Battle, TN37 7BP

Installation ground mounted PV solar panels and associated equipment to be located in the field due west of Wychnour Cottage.

Comment: No objection to this.

[RR/2022/1566/P](#)

110 Hastings Road, Battle TN33 0TQ

Remove existent hanging tiles from the property walls/ garage and replace with white render.



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Comment: It was felt that this application would change part of the vernacular appearance of the area and is contrary to the High Weald Design Guide DG7 and Neighbourhood Plan HD4 and should therefore be refused.

[RR/2022/1570/P](#)

Old Barrack Inn, Whatlington Road, Battle TN33 0JN

Form new vehicular access and block up existing.

Comment: No objection to this.

[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: No objection to this.

18. Matters for information / future agenda items

The Clerk was asked to remind East Sussex Highways that the **road marking lines in North Trade Road**, close to the Police Station require refreshing.

19. Date of next meeting: 9th August 2022

EXCLUSION OF THE PUBLIC AND PRESS

For the consideration of sensitive information, Members agreed that the press and public be excluded in accordance with the Public Bodies (Admissions to Meetings) Act 1960 (1)(2) for the following item.
BM left the meeting.

20. The updated enforcement list as at 3rd July 2022 was noted.

There being no further business the meeting closed at 20.59.

Cllr M Howell
Chairman