



Battle Town Council



A Meeting of the PLANNING & TRANSPORT COMMITTEE will be held on
TUESDAY, 11th OCTOBER 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
5th October 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 9th August 2022**
4. **To receive the Clerk's report**
5. **Finance**
 - a) To receive Budget Report to 31st August 2022

6. Planning applications received to date

ADDITIONAL INFORMATION /AMENDED PLANS AND/OR DESCRIPTION

[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, alterations to the access and parking for the development and materials. Variation of outline permission RR/2019/604/P to phase construction of the development.

[RR/2022/2210/P](#)

Sussex House, 19 High Street, Battle TN33 0AE

To replace existing leaning brick wall with similar brick wall to include gated access.

[RR/2022/2245/P](#)

Romney, Saxonwood Road, Battle TN33 0EY

Demolition of flat roof garage; erection of front and side extension with new pitch roof over including dormers.

[RR/2022/2306/P](#)

Blackfirs Farm, London Road, Battle TN33 0LP

Erection of a single storey annex with leisure/gym area.



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[RR/2022/2334/P](#)

Heatherhills, 94 Hastings Road, Battle TN33 0TQ

Construction of garage building, formation of decked area outside existing swimming pool building and addition of ground mounted solar panels

[RR/2022/2300/P](#)

19 Oakhurst Road, Fairlight, Battle TN33 0JL

Erection of wrap-around extension and alterations including new lower ground floor.

[RR/2022/2350/P](#)

Old Barrack Inn, Whatlington Road, Battle TN33 0JN

Extension and conversion of existing garage building to create separate self-contained dwelling. Erection of detached double garage and new vehicular access to serve Old Barrack Inn.

[RR/2022/2358/P](#)

Netherfield Road - Land at, Netherfield, Battle TN33 9QB

Creation of new field access onto Netherfield Road.

7. Planning responses submitted under Clerk's delegated authority

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

Lake House, Lower Lake, Battle TN33 0AY

[RR/2022/1324/L](#)

Change of position of dwelling and alteration of design to incorporate a single storey utility room at the rear.

Comments: *previously consulted via email.* No objection.

[RR/2022/1765/P](#)

Beech Farm Estate, Beech Farm Lane, Battle

New commercial development comprising 8 new units for use within class E and B8, associated car park and creation of new driveway.

Comments: Members noted good supporting evidence with references to Battle Civil Parish Neighbourhood Plan policies and have no objection to this application subject to:

- i. There is a consultation with the Highways Authority about access to North Trade Road and there are no objections;
- ii. The issues of foul drainage as highlighted in the Environmental Agency (EA) report are addressed to the satisfaction of the EA;
- iii. Provision of cycle stores; and
- iv. The access on to Netherfield Hill should be blocked.

[RR/2022/1871/P](#)

Greenacres, Hastings Road, Battle TN33 0TG

Proposed extension to porch and rear elevation including internal alterations, enlargement of window and new roof light, removal of existing mock up pitch to rear with raised parapet wall and render.

Comments: No objection to this.

[RR/2022/1895/P](#)

Wylands Farm, Campsite, Powdermill Lane, Battle TN33 0SU

Use of land for the siting of caravans/motorhomes (up to 12 serviced pitches) and for camping (up to 30 pitches), to include re location of existing caravans/motorhomes; creation of an overflow car park (approx. 37 spaces); retention of ancillary building providing toilet, shower, changing and washing facilities to serve those fishing and camping at Wylands (retrospective); and associated works and landscaping.

Comments: No objection to this.

[RR/2022/1937/P](#)

Stonehouse, Kent Street, Battle TN33 0SQ



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Erection of 2 storey timber barn including first floor balcony and dormer windows, alternative to approved application RR/2005/2437/P.

Comments: Members support a refusal of this application. This is a new build additional to current building and a full application is required with consideration made to the Battle Civil Parish Neighbourhood Plan. This current proposal is not compliant with Battle Civil Parish Neighbourhood Plan policies:

HD1 Development Boundaries – outside;

HD2 Site Allocations - not an allocated location;

HD5: Protection of Landscape Character – this is in a sensitive wooded location near a public footpath and near a scheduled monument (the Roman Bloomery);

HD4 Quality of Design – there is no reference to Battle NP or High Weald AONB design guidelines and is of particular importance given its location in the AONB;

EN3 The High Weald AONB & Countryside Protection – no evidence to support compliance with this policy.

[RR/2022/1948/P](#)

Tanglewood, Netherfield Hill, Netherfield, Battle TN33 0LF

First floor extension and alterations to front entrance porch

Comments: No objection to this.

[RR/2022/1952/P](#)

41 Hastings Road, Libra Cottage, Battle TN33 0TF

Construction of first floor rear side extension with rear dormer, ground floor rear extension and the rebuild of existing timber frame side structure.

Comments: Members object to this application which fails to use local vernacular materials such as wall tiles contrary to Battle Civil Parish Neighbourhood Plan HD4 Quality of Design.

[RR/2022/2050/P](#)

Saxonbury House, Caldbec Hill, Battle TN33 0JS

Proposed minor external changes and internal re-configurations including revised front entrance area, revised utility area and revised rear bay windows.

Comments: No objection to this.

[RR/2022/2158/P](#)

Lerette Cottage, Netherfield Hill, Battle TN33 0LA

Construction of home office within garden curtilage

Comments: Members support a refusal of this application as not in keeping with Battle NP or High Weald AONB design guidelines: the design is out of keeping with the listed building within the curtilage. It is too close to the road and its high elevation will dominate the site.

It is also felt that a listed building application should have been made.

8. Footpath matters

- a) To receive report from Footpath Advisor
- b) To receive an update on the steps to ramp project

9. To consider response to Rother District Council's request for information on land allocated for development in the Battle Civil Parish Neighbourhood Plan

10. Correspondence and Communications

- a) To receive notification of **temporary road closure** of **C94, Marley Lane – 30 metres at either side of the level crossing** from **00:01 on 6th November to 06:00 on 7th November** to allow Network Rail to carry out repairs to the level crossing



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- b) Request for assistance from **Rother District Council** regarding Battle Civil Parish Neighbourhood Plan: **Sites allocated for development**
- c) Resident letter **requesting additional signage for Battle Hill** to reduce traffic speed and make motorists aware of pedestrians crossing the road
- d) To note email of concern regarding lack of infrastructure for **water supply to Blackfriars development**
- e) To receive report on bus shelter proposal following **Hastings and Rother Transport Action Group** meeting
- f) Notification of appeal decisions in respect of **Land at Telham Meadows, Hastings Road, Battle, TN33 0SH**; Appeal A-reference APP/U1430/C/21/3288724 dismissed, Appeal B-reference APP/U1430/W/21/3287672 (Ref RR/2021/1591/P) allowed and planning permission granted
- g) To note communications on **Planning Application RR/2022/840/P – Beech Farm, Sedlescombe**
- h) Item listed on decision report **RR/2022/1841/P North Trade Road- Land to South of, Battle** Application to Re-Discharge Part 1 of schedule 3 (Landscape Area) of S106 Agreement (Ref: RR/2017/2390/P)
- i) To note lower Bus Fares for East Sussex
- j) To note Community Speedwatch Report for July
- k) **Decisions received:**

Approved

- **RR/2019/2527/P** **93 High Street – Land to the rear of, Battle**
Construction of 2 x four bedroom dwellings with parking
- **RR/2021/2542/P** **2 Loose Farm Cottages – Land at, Hastings Road, Battle**
Erection of barn for the purposes of agriculture
- **RR/2021/2815/P** **Oaklea, Marley Lane, Battle**
Erection of replacement dwelling alongside partial demolition of Oaklea to be used as a garden room and relocation of approved detached garage
- **RR/2021/2995/P** **The Willows, Oakhurst Road, Battle**
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**
Change of use from a shop (Class E) to a drinking establishment (Sui Generis) (Retrospective)
- **RR/2022/1276/P** **Blackfriars Oast, Marley Lane, Battle**
Proposed realignment of the access drive to Blackfriars Oast to enhance the setting of a Heritage asset.
- **RR/2022/1321/P &** **Lake House, Lower Lake, Battle TN33 0AY**
- **RR/2022/1324/L**
Change of position of dwelling and alteration of design to incorporate a single storey utility room at the rear.
- **RR/2022/1327/P** **Orchard Cottage, Oakhurst Road, Battle**
Erection of dwelling
- **RR/2022/1397/L** **72A High Street, Battle**
Change of use from Office to Residential, proposing a new three-bed maisonette
- **RR/2022/1566/P** **110 Hastings Road, Battle**
Remove existing hanging tiles from the property walls/garage and replace with white render
- **RR/2022/1570/P** **Old Barrack Inn, Whatlington Road, Battle**
Form new vehicular access and block up existing
- **RR/2022/1662/P** **10 Claverham Way, Battle**
Proposed loft conversion with rear dormer (Alternative to extant planning permission)



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RR/2021/500/P)

- **RR/2022/1735/P** **Pilgrims Cottage, High Street, Battle**
Proposed side extension
- **RR/2022/1740/P** **10 Vale Road, Battle**
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**
Erection of single storey infill extension
- **RR/2022/1822/P** **17 Stream Farm Cottages, Netherfield Road, Battle**
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/2022/1871/P** **Greenacres, Hastings Road, Battle TN33 0TG**
Proposed extension to porch and rear elevation including internal alterations, enlargement of window and new roof light, removal of existing mock up pitch to rear with raised parapet wall and render.
- **RR/2022/1877/P** **The Brambles, 2 Rowbarns, Battle**
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**
Demolition of existing conservatory and construction of a new orangery/garden room extension linked to the existing decking
- **RR/2022/1948/P** **Tanglewood, Netherfield Hill, Netherfield, Battle**
First floor extension and alterations to front entrance porch
- **RR/2022/1952/P** **41 Hastings Road, Libra Cottage, Battle**
Construction of first floor rear side extension with dormer, ground floor rear extension and the rebuild of existing timber frame side structure
- **RR/2022/2083/P** **Land at Blackfriars, Battle**
Discharge of local employment skills plan schedule 6 & 7
- **RR/2022/2130/MA** **North Trade Road – land South of, Battle**
Minor amendment to RR/2020/2776/P to revise drawings to show the omission of carports to plots 21 and 22 due to a proposed diverted sewer situated beneath the proposed structures.
- **RR/2022/2542/P** **2 Loose Farm Cottages- Land at, Hastings Road, Battle**
Erection of barn for the purposes of agriculture

Refused

- **RR/2022/34/P** **Telham Farm, Hastings Road, Battle**
Conversion of building to two holiday lets
- **RR/2022/1269/P** **Wychnour Cottage, Battle Road, Battle**
Installation ground mounted PV solar panels and associated equipment to be located in the field due west of Wychnour Cottage
- **RR/2022/1278/P** **Winter Hill Barn, Hastings Road, Battle**
Proposed new double doors to kitchen, new Juliet balcony and 2no. larger windows at first floor
- **RR/2022/1393/P** **72A High Street, Battle**
Change of use from Office to Residential, proposing a new three-bed maisonette
- **RR/2022/1543/P** **Winter Hill Barn, Hastings Road, Battle**
Proposed 1.8m boundary fence to be located in front of existing hedgerow
- **RR/2022/1661/P** **19 Oakhurst Road, Fairlight, Battle**
Erection of wraparound extension and alterations, including new lower ground floor and improved



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off road parking area

Tree works – no objection

- **RR/2022/1813/T** **1 Upper Lake, Battle**
(T1) Laurel – crown lift to 8ft in height; (T2) Laurel – crown lift to stop branches putting weight on the building; (T3) & (T4) – two Magnolia Grandifloras crown lift to 8ft to stop children swinging on them

Tree work – refused

- **RR/2022/637/T** **Street Record Park Lane, Battle**
1x Silver birch - Fell.

Lawful Development Certificate refused

- **RR/2022/837/O** **23a Woodpeckers, The Annexe, Hastings Road, Battle**
Certificate of lawfulness for the existing use of the property as an independent dwellinghouse.
- **RR/2022/1516/O** **Highlands Cottage, Kane Hythe Road, Battle**
Certificate of lawfulness for the change of use of the existing stable building to a dwellinghouse
- **RR/2022/1531/O** **Winter Hill Barn, Hastings Road, Battle**
Certificate of Lawfulness for a proposed agricultural building

Withdrawn application

- **RR/2020/2148/P** **Rosecourt, London Road, Battle**
Outline: Proposed redevelopment of Rosecourt to include the demolition of the existing property and provision of 10No dwellings (all matters reserved)

l) **Other items** received post agenda circulation

11. Review proposed road names following [Rother District Council advice](#)

12. To receive a report from Neighbourhood Plan Implementation Monitoring & Review Sub Committee

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

- a) To seek pre-app advice on shared-use path between Park Lane and Saxonwood Road
- b) To agree a contribution from local Community Infrastructure Levy funds for recommendation to Finance & General Purposes Committee

14. To agree Detailed Action Plan for 2022-2023

15. To agree Budget for 2023/24 for recommendation to Finance & General Purposes Committee

16. To agree 6-month report for Full Council

17. Matters for information / future agenda items

- To receive Twenty's Plenty presentation

18. Date of next meeting: 8th November 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.

16. To note updated enforcement list as at 3rd October 2022

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