



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 9 APRIL 2024 at 7.30pm. The Almonry, High Street, Battle

Present: Cllr D Wheeler (Chairman), A Barton, A Brown, A Ratcliffe, D Russell, D Silk.

In attendance: Two members of the public, B Marks (Footpaths Advisor), C Harris (Town Clerk)

PUBLIC QUESTION TIME

The applicant for RR/2024/436/P provided an extensive report on the reasons for this application and reassurance that environmental considerations and neighbour impact had been carefully considered.

A non-Councillor member of the Cycling & Walking Task & Finish Group asked why there had been no progress with this project.

The Clerk reported that, despite numerous reminders to East Sussex Highways, there had been no request for payment or appraisal received in response to the Feasibility Study application.

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- 1. Apologies for absence:** Cllr V Cook.
 - 2. Disclosure of Interest:** Cllr D Silk declared a personal interest in item 5, application RR/2024/436/P, as a friend of the applicant.
 - 3. Minutes of the previous meeting held on 19 March 2024** were approved and duly signed by Cllr Wheeler.
 - 4. Clerk's report**
 - As reported at PQT, East Sussex County Council has been reminded again that the application for a **Feasibility Study for the Share Use Pathway** remains outstanding.
 - 5. Planning applications received to date**
 - [RR/2023/2606/P](#) Land at Big Wood, London Road, Battle**
Demolition of existing barns and construction of replacement barn (alternative to RR/2022/2839), track and hardstanding as existing
Comments: Members raised no objection to this application, subject to the conditions previously applied being repeated for this application.
 - [RR/2024/16/L](#) 34 High Street, Battle**
Front elevation - Install new 400mm Projecting sign. Non-illuminated.
Replace 1no. Fascia and logo with new blue fascia and 150mm logo height. Non-illuminated.
Side elevation - Replace 2no. Fascias and logo with 2no. New blue fascias and 1no. New 150mm logo height. Logo not illuminated. Omit 1no. Icon logo. Allow to make good to fascia.
Comments: No objection to this application.
 - [RR/2024/349/P](#) 18 Virgins Lane, Woodbury, Battle**
Single storey front extension with internal alterations.
Comments: Members raised no objection to this application, subject to a condition that any external lighting be motion detection/activation only and be limited to 500 lumens.
 - [RR/2024/359/P](#) & [RR/2024/360/L](#) 7 High Street, Battle**



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Proposed change of frost damaged tiles on front roof slope with new matching clay tiles, change dormer render to tile hanging, replace dormer sliding timber sash windows like for like and introduction of tile catcher.

Comments: No objection to this application.

RR/2024/400/P **72A High Street, Battle**

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

Comments: No objection to this application.

RR/2024/409/L **13-14B High Street, Battle**

Replacement fascia and hanging signage

Comments: No objection to this application.

Cllr Silk repeated his interest in the following item.

RR/2024/436/P **3 Western Avenue, Battle**

Proposed side extension and alterations.

Comments: No objection to this application.

A member of the public left the meeting.

RR/2024/504/P **12 Marley Rise, Battle**

Proposed demolition of rear conservatory and bathroom. Proposed two storey rear extension to form kitchen and enlarge bedroom to existing property. Proposed two storey side extension to form new dwelling. Proposed open porch to each dwelling. Internal alterations to facilitate the same.

Comments: By a majority, Members support a refusal of this application as contrary to the Battle Civil Parish Neighbourhood Plan:

HD 4 Quality of Design - the proposed open porch to the existing property will be in front of the building line. It is suggested that forming a door opening to the wall adjacent to this and the proposed dining area, and constructing a porch in line with the existing roof, will alleviate this issue; HD5 Protection of landscape character - Whilst the design appears in keeping with its surroundings, the proposals fail to promote a quality landscape scheme (the proposals appear to remove a length of existing established hedgerow);

IN3 Parking and new development - Parking is not accommodated within the curtilage of the dwelling, and no off-street parking is provided elsewhere;

EN2 Conservation of the natural environment, eco-systems and biodiversity - Contrary to the statement included on the application form, there are existing mature hedges to the site which may be impacted by the development (e.g. these hedges are not shown on the existing or proposed site plans, but the proposed plan appears to show a fence where the existing hedges are located). No swift boxes included.

EN3 The High Weald AONB and countryside protection - the proposals appear not to comply with point 5: "conserve and enhance the ecology and productivity of ... hedgerows..."

Additionally, the Committee feel that this is overdevelopment of the site and suitability of the party wall utilising existing structure should be established. Should this application be permitted, no existing hedgerows are to be damaged or removed as part of the works and any external lighting be motion detection/activation only and be limited to 500 lumens.

6. Neighbourhood Plan Implementation, Monitoring and Review Sub Committee



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Notes of the meeting held on 20 March 2024 were noted, as attached. **Members agreed to recommend to Full Council that all Battle Civil Parish Neighbourhood Plan documents be managed by Council and transferred to the new Google Cloud storage.**

7. Cycling & Walking Task & Finish Group -

There has been no meeting, as the feasibility study is awaited.

8. Footpath matters

- a. B Marks, Footpaths Advisor, reminded members that there will be a full quarterly report; last issued in February 2024. He advised that some sandbags had been provided by the East Sussex Rights of Way Officer at the boundary of the properties by the Mountjoy steps to help protect the fences. The area is currently drained of water. Additionally, he reported that discussions on footpaths impacted by the Blackfriars developments are ongoing.

9. Finance

- a. The **Budget Report at 29 February 2024** was noted, as attached. The Clerk highlighted that the repairs to the Netherfield bus shelter at £1293.50 will result in an over-expenditure of item 4350 at £1012.50. However, there remains unspent amount at 4505 car park rates (£6441).

10. Rother District Council's Local Plan Review

Members felt that a **presentation to Full Council with a poster and possible mention at the Parish Assembly** would be most useful. (*Post meeting note: RDC are unable to attend this date and an alternative will be agreed.*)

11. Postcards to planning applicants

Members noted that this scheme has been in operation since mid-October, with a revision to the wording agreed February to be clear that the Council is a consultee, not decision-making authority (LPA); there have been 39 cards sent and two applicants have attended Committee meetings. It was highlighted that the new office printer does not easily facilitate postcards and second-class stamps are currently 85p each. **Members agreed to discontinue the issuing of a postcard to all planning application sites but to circulate the applications to be discussed at the next meeting, via the E-bulletin post Agenda circulation.** Additionally, Cllrs Wheeler, Silk and Brown will coordinate a meeting with local architects to highlight the Battle Civil Parish Neighbourhood Plan policies.

12. Members noted:

- a. the presentation for **Making Effective Planning Decisions training session**, which Cllr Wheeler had found extremely valuable;
- b. the draft minutes from **Strengthening Local Relationships meeting** of 20th March 2024, as attached;
- c. that, following email consultation, an additional comment had been submitted in respect of **land rear of Fir Tree Cottage application RR/2022/2791/P**, following confirmation from RDC that no request for comments would be made.

13. Correspondence and Communications

Members noted:

- a. **East Sussex Highways 2024-2025 programme of works** [Planned Maintenance Programme 2024-25 | live.eastsussexhighways.com](https://live.eastsussexhighways.com) and further advice from County Cllr Field that resurfacing works to



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- b. **High Street and North Trade Road** will not take place until February 2025, due to Southern Gas Network(SGN) having the diversion route closed until end of January 2025; in the interim, patching works have been advised to be carried out this week. It was noted that there has been some patching works undertaken on **Netherfield Road**. Members noted that the A2100 is currently closed due to landslide/subsidence and suggested that the diversion through Whatlington is not appropriate.
- c. **Decision notices received** (those in **green** reflect Council's comments; **brown** is against Council's comments):

Approved

RR/2023/2398/P **Hemmingfold Farmhouse, Hastings Road, Battle**

Conversion of existing stable building to holiday let.

RR/2023/2399/P & **Hemmingfold Farmhouse, Hastings Road, Battle**

RR/2023/2400/L

Conversion of existing outbuildings to create 1 x dwelling including partial demolition within the curtilage of a grade 2 listed building.

RR/2023/2500/P **West View, Kane Hythe Road, Netherfield, Battle**

Change of use of stables to ancillary accommodation to the main dwelling at ground floor and an annexe at first floor

RR/2023/2632/P **170 Hastings Road, Camellias, Battle**

Proposed increased rear dormer and replacement to front porch

RR/2024/60/P **28 Bowmans Drive, Battle**

Proposed single storey rear extension and garage conversion.

RR/2024/93/P **Branshill Cottage, 123 Hastings Road, Battle**

Single storey side extension, associated landscaping and installation of PV solar array

RR/2024/105/P & **Shop 58, High Street, Battle**

RR/20254/113/L

Installation of two kitchen extract fans within the property and vented externally to the rear of the property.

RR/2024/251/L **39 High Street, Battle**

Replacement of 1980's factory made softwood door with new period correct 18th C door

RR/2024/288/P **27 Starrs Mead, Battle**

Proposed two storey side extension

d. **Communications post agenda circulation**

It was noted that the erection of a 2m fence at **Hughs Field**, adjacent to Caldbec Hill open space, is permitted development. District Cllr Field had reported that, following some concern that additional fencing may be encroaching on Kingsmead land, she has taken this up with the Principal Enforcement Officer at Rother District Council.

14. **Action Plan for 2023-2027**

This was noted, as attached.

15. **Matters for information / future agenda items**

Cllr Barton highlighted the concern raised at the removal of trees; most recently a large Oak tree at North Trade Road. It was highlighted that the Council only has authority for trees on its land, although the Battle CP NP attempts to protect trees and hedges, and that residents may put forward requests for Tree Preservation Orders. This subject may form a topic of conversation at the Parish Assembly.

16. **Date of next meeting:** 14 May 2024



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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.

One member of the public and the Footpaths Advisor left the meeting.

17. Enforcement list as at 29 March 2024

This was noted.

There being no further business the meeting closed at 21:14.

Cllr D Wheeler
Chairman

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