



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 12 DECEMBER, 2023 at 7.30pm. The Almonry, High Street, Battle

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

In attendance: Two members of the public, C Harris (Town Clerk)

PUBLIC QUESTION TIME

A member of the public raised concern at the volume of pollution caused by Heavy Goods Vehicles in the High Street. She reported that Battle Residents Against Pollution have requested that Environment Health at Rother District Council collate pollution levels throughout 2024 and share the results. She asked that the Council endorse this request to monitor the Air Quality of Nitrous Oxides and Particulates and, if data indicates a poor air quality, to work with RDC and East Sussex County Council to impose a 20mph through the High Street and zone around it. The smoothing of traffic would reduce pollution through reduction of tyre and brake wear. The Council was asked to formalise the support of a 20mph speed limit in the town.

The Clerk reported action that has been agreed to collate speed data and to pursue the declassification of the A2100/High Street from the Ten Sixty-Six roundabout to Bannatynes' roundabout. This matter will be added to the next Agenda for discussion.

One member of the public left the meeting.

A member of the public presented the practical reasons for application RR/2023/2424/P and asked how to appeal any refusal of permission. It was highlighted that Council is a consultee and that her statement of support should be issued to Rother District Council.

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- 1. Apologies for absence:** Cllr V Cook.
 - 2. Disclosure of Interest:** None.
 - 3. Minutes of the previous meeting held on 14 November 2023** were approved and duly signed by Cllr Wheeler.
 - 4. Clerk's report**
 - The work to the **Netherfield bus shelter** has been completed.
 - Non-Councillor members of the Neighbourhood Plan Implementation, Monitoring & Review Sub Committee had been invited to attend the virtual **Rother District Council Planning training session** held prior to this meeting.
 - The worst of the potholes at the **overflow car park** had been filled with MOT sub-base by grounds staff.
 - Contact has been made with **Energise Sussex** to discuss solar panel opportunities.
 - 5. Planning applications received to date**

[RR/2023/2424/P](#) **11 Asten Fields, Battle**

Proposed loft conversion with pitch roof front dormer, flat roof rear dormer and rooflights.

Comments: No objection to this subject to obscure glazing to the rear elevation and clarification that no cladding is to be included, as indicated in the application but not the Plans.

[RR/2023/2116/P](#) **76 Hastings Road, St Marlow, Battle**

Application for the creation of a vehicular access



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Comments: Members had no objection to this but request that there should be biodiversity gains included, to encourage sustainable development.

RR/2023/2301/P Littledown, Netherfield Hill, Netherfield, Battle

Proposed single storey rear extension, front hallway extension, part garage conversion, loft alterations including dormer extension and rooflights, and external material improvements.

Comments: Members felt that this is contrary to the Battle Civil Parish Neighbourhood Plan and should be refused on:

HD1 Development boundaries – the site is outside of the development boundary;

HD2 Site allocations - points 2, 3, and 4: no details of landscaping; no Ecological Impact Assessment; no details as to minimum 10% biodiversity net gain;

HD4 Quality of design - "in accordance with Battle CP Design Guidelines and the High Weald Housing Design Guide". The following BCP Design Guidelines are not met: "consistent window styles and shapes must be used across a given facade", page 33; "Extensions should demonstrate an intelligent understanding of... window sizes, and proportions of the existing building in order to match and complement...", "the new part should be set back from the front of the main building...to reduce any visual impact of the join between existing and new", both page 34; vertical cedar cladding accompanying white render is not in line with Materials & Building Details, page 36. The following High Weald Housing Design Guide is not met: whilst natural or oiled weatherboarding is acceptable, cladding should be "for... the whole building elevation", page 35;

EN2 Conservation of the natural environment, eco-systems and biodiversity - "provide net gains for biodiversity", neither does it include swift bricks or boxes. The proposal's excessive glazing to the rear elevation and the inclusion of flat roof lights (with no detail regarding combatting light pollution) is contrary to Battle CP NP Objective 5, which states "new development proposal should conserve and enhance the environment, ecosystem and biodiversity".

RR/2023/2313/L 40 High Street, Battle

Replacement of timber windows (single glazed) with new timber double glazed windows.

Comments: No objection to this.

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

Conversion of existing stable building to holiday let.

Comments: Members object to this application as contrary to the Battle Civil Parish Neighbourhood Plan:

HD1 Development boundaries - Site is outside the Development Boundaries. The application does not address sustainability or environmental considerations, contrary to Objective 1;

HD2 Site allocations - site is not listed within those for Battle and the hamlet of Telham;

HD4 Quality of design - No details of a "high quality design" have been submitted (no reference to heat pump/grey water recycling/solar/etc). Roof covering to be replaced with interlocking concrete tiles, contrary to High Weald Housing Design Guide, page 34, which states "Concrete substitutes, which do not weather in the same way, nor possess the natural depth of hue, are unsuitable for use within the High Weald"; additionally, there is no detail as to sustainable building design, as detailed on page 35;

HD5 Protection of landscape character - the proposed holiday let will not be constructed sympathetically with its surroundings - roofing materials and wall finishes are not in keeping;

IN4 Pedestrian provision and safety - Pedestrians (occupants of the proposed holiday let) would need to cross over the A2100 twice to make use of the local facilities (public house, church, bus stops), otherwise they'll be reliant upon using the car;



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EN2 Conservation of the natural environment, eco-systems and biodiversity - no details of net gains for biodiversity have been provided. Objective 5 states "Plans must restrict the use of land for development which is primarily outside of the development boundaries and has been designated as AONB."

EN3 The High Weald AONB and countryside protection - point 2, as the proposed use of interlocking concrete tiles, which are not considered "local materials".

[RR/2023/2401/P](#) & **Hemmingfold Farmhouse, Hastings Road, Battle** [RR/2023/2402/L](#)

Erection of garage building within garden of a grade 2 listed building.

Comments: Members object to this application as contrary to the Battle Civil Parish Neighbourhood Plan:

HD1 Development boundaries - Site is outside the Development Boundaries;

HD2 Site allocations - site is not listed within those for Battle and the hamlet of Telham;

HD4 Quality of design - Considering there is no staircase within the proposed plans, one has to question the reasoning behind the number of high-level windows within the elevations and roof. As a simple garage and log store, the design is contrary to HD4 in its size/massing for an isolated position within the plot. Additionally, as the proposal does not "address sustainability, environmental and spatial considerations", it fails Objective 1;

HD5 Protection of landscape character - By reason of its isolated position, the proposal does not "integrate new development sympathetically with its surroundings";

EN2 Conservation of the natural environment, eco-systems and biodiversity - it does not "provide net gains for biodiversity". Light pollution from the fenestration can impact the dark skies in that location;

EN4 Historic environment - Objective 6 states "no major changes should be allowed that would change the character of ... other areas of the district which enjoy such history."

[RR/2023/2429/PN2](#) **Marley Lane - Land off, Battle**

Installation of roof mounted solar panels on roofs not fronting a highway.

Comments: No objection to this application.

[RR/2023/2442/P](#) **Telham Hill House, Telham Lane, Battle**

Conversion of two outbuildings to holiday lets and use of another outbuilding for holiday-let parking and maintenance store/workshop.

Comments: No objection to this subject to conditions:

- removal of decorative flint as contrary to Battle Civil Parish Design Guidelines, and High Weald Housing Design Guide - no signs of flint to facades of adjacent properties;
- Tree T3, Hazel, can be subject to crown thinning, but only to be removed if it fails to survive the development process - its removal only appears to be for convenience of the developer;
- Tree T6, Western red cedar, to remain, as it is far from dead;
- Removal of deadwood to crown of tree T5, Scots pine, is acceptable;
- there should be no fossil fuel heating.

[RR/2023/2487/P](#) **Forest View, Netherfield Hill, Netherfield, Battle**

Proposed single storey infill extension and alterations to include extension previously approved under RR/2021/1147/P.

Comments: No objection to this subject to conditions:

- omission of unnecessary roof lantern;
- inclusion of net gains to biodiversity.



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6. Neighbourhood Plan Implementation, Monitoring and Review Sub Committee

The meeting had been re-scheduled for 13 December 2023.

7. Cycling & Walking Task & Finish Group

- a) Cllr Wheeler confirmed that **the Feasibility Appraisal application** had been submitted, although East Sussex Highways had indicated that the process for works to footpaths is different to footway. The Clerk will pursue the process for Section 278 applications and report to the T&FG.

8. Footpath matters

- a) The Footpaths Advisor had submitted a written report that there had been no update on the diversion and reinstatement of FP76 at Blackfriars.

9. Finance

- a) The Budget Report at 31 October 2023 was noted, as attached.
- b) The current Community Infrastructure Levy policy documents had been circulated prior to the meeting. Members discussed previously submitted schemes and considered additional projects.

Councillors agreed to recommend to Finance & General Purposes Committee:

- **£30,000 for professional fees to design the Shared Use Pathway between Battle Abbey and Saxonwood Road;**
- **£1,000 for pollution monitoring in the High Street to identify any need for 20mph speed restriction.**

10. The Action Plan for 2023-2027 was noted, as attached.

11. East Sussex Highways Local Transport Plan

The Clerk was asked to circulate a doodle poll to complete the consultation that completes on 25 February 2024.

12. Correspondence and Communications

- a) **The Planning Authority decisions were noted** (those in **green** reflect Council's comments; **brown** is against Council's comments):

Approved

- **RR/2023/1320/P** **Landsell, Parks Yard, Battle**
Construction of timber workshop with attached car port and mono-pitch roof supporting solar pv panels
- **RR/2023/1603/P** **19 Oakhurst Road, Fairlight, Battle**
Rendering of external walls (existing walls and the additions approved at appeal under RR/2022/1661/P)
- **RR/2023/1684/P** **Lucking, Netherfield Hill, Netherfield, Battle**
Proposed demolition of existing utility room to the side elevation and construction of a single storey side extension to form bathroom and utility room. Proposed single storey rear extension with roof light to form lounge and a flue for wood burning stove. Proposed roof conversion with dormer to the rear to form 2 No. bedrooms and shower room with 3 No. Velux windows to the front elevation.
- **RR/2023/1901/P** **Old Orchard, Chain Lane, Battle**
Construction of a single storey rear extension
- **RR/2023/2194/TN** **Watch Oak House – land to the north, Chain Lane, Battle**



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Notification under regulation 5 of the Electronic Communications Code (conditions and restrictions) regulations 2003 for the removal of 3x antennas to be replaced with 6x antennas and ancillary works; minor internal upgrades to cabin

RR/2023/2126/P **12 Claverham Close, Battle**

Proposed single storey rear extension with decked terrace area, single storey front extension, loft conversion with hip to gable roof extension and rear dormer, render over existing brickwork, and alterations.

Refused

- **RR/2023/1815/P** **46 North Trade Road, Battle**

Part-demolition of No.46 and subsequent erection of 4no. pairs of 4-bed semi-detached dwelling-houses, construction of access drive and associated scheme of hard and soft landscaping

- **RR/2023/1963/P** **93 High Street, Battle**

Variation of condition 2 imposed on RR/2019/2527/P to allow for the removal of sandstone cladding and timber shutters from the proposed materials

- b) Members noted the **Balfour Beatty road closure of Battle Road, Netherfield on Thursday, 4th January 2024** for targeted patch repairs to road surface.
- c) **Communications post agenda circulation** – None.

13. Matters for information / future agenda items

- To consider Community Speedwatch proposal

14. Date of next meeting: 9th January 2024

EXCLUSION OF THE PUBLIC AND PRESS

There were no members of the public.

15. The updated enforcement list as at 1 December 2023 was noted.

There being no further business the meeting closed at 21.15.

Cllr D Wheeler
Chairman