



# Battle Town Council



A Meeting of the **PLANNING & TRANSPORT COMMITTEE** will be held on **TUESDAY, 13 FEBRUARY 2024** at The Almonry, High Street, Battle, at 7.30pm

To Cllrs: **D Wheeler (Chairman), A Barton, V Cook, A Ratcliffe, D Russell, D Silk**  
(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  
6 Febraury 2024

- 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 9 January 2024**
- 4. To receive the Clerk's report**
- 5. Planning applications received to date**

[RR/2023/2507/P](#) Orchard Yard, Canadia Road, Battle  
Removal of yard and construction of bungalow

[RR/2023/2629/P](#) Quarter Mile Farm, Marley Lane, Battle  
Proposed replacement dwelling with detached double garage and proposed extension of existing domestic curtilage

[RR/2023/2632/P](#) 170 Hastings Road, Camellias, Battle  
Proposed increased rear dormer and replacement to front porch.

[RR/2024/7/P](#) Caldbec House, Caldbec Hill, Battle  
Proposed demolition of the existing 'apple shed' outbuilding and erection of new garage building including ancillary living accommodation.

[RR/2024/46/T](#) 8 Bowmans Drive, Battle  
T1 Oak - reduce by up to 2.5 metres.

[RR/2024/93/P](#) Branshill Cottage, 123 Hastings Road, Battle  
Single storey side extension, associated landscaping and installation of PV solar array.

[RR/2024/106/P](#) The Presbytery, 14 Mount Street, Battle  
Removal of modern garden wall and laying of new surface to provide permeable off-road parking space



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[RR/2024/105/P](#) & [RR/2024/113/L](#)      Shop 58, High Street, Battle

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

**6. To note comments published to comply with Planning Authority's time deadline:**

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

Change of use of stables to ancillary accommodation to main dwelling house

**Response:** (object) Policy HD1 - Outside of the development boundary.

Policy HD2 - The site is not within Battle Civil Parish Neighbour Plan's Sites Allocations for the Netherfield area.

Policy HD4 - Contrary to Battle Civil Parish Design Guidelines, which state "consistent window styles and shapes must be used across a given facade to avoid visual clutter and dissonance", there is a myriad of window shapes to what is presumed to be the north-west elevation (difficult to ascertain as plans are not orientated). Contrary to Battle Civil Parish Neighbour Plan Objective 1, no details as to addressing sustainability have been provided. Application form states no "materials to be used externally" but no details of the proposed external doors or fenestration have been provided.

Policy EN2 - Ensure there is net biodiversity gain (none is described in the plans). No details of how the building is to be heated. Suggest non-fossil fuel heating Contrary to EN2, the application does not "provide net gains for biodiversity". No details are provided to prevent light pollution from the proposals. Condition 5 of the earlier planning application, which stated "No floodlighting or other external means of illumination of the stable building hereby permitted shall be provided, installed or operated at the site", should be applicable to this application too, and for the same reasons previously given, i.e., "To protect the residential amenities of the locality and to protect the special character and dark night skies of the rural area within the High Weald AONB, in accordance with Policies OSS4 (ii and iii), RA2 (viii), RA3 (v) and EN1 (v and vii) of the Rother Local Plan Core Strategy and DaSA Policy DC02.

**RR/2023/2501/P      Telham Forge, Hastings Road, Battle**

Change of use to allow office building to also be used as a dwelling

**Response:** (object) Policy HD1 - Outside of the development boundary.

Policy HD2, the site is not included within Battle Civil Parish Neighbourhood Plan site allocations.

Policy HD4 - The building is not of traditional materials. If approved then suggest restricting future residential use only to that which is related to the business on site. Permitting residential accommodation within the curtilage of an existing industrial site is contrary to Battle Civil Parish Neighbourhood Plan Objective 1, which states "The aim is for development sites within the defined Development Boundaries to reflect [...] AONB character of the locality". Contrary to Objective 1, no detail has been provided as to how the proposal is to "address sustainability

Policy HD5 Contrary to Battle Civil Parish Neighbourhood Plan Objective 3, the proposal does not "prevent urban sprawl through creative solutions". Further, this application seeks to set aside Condition 4 of the earlier planning application, which stated "The proposed detached office building hereby permitted shall only be used for office purposes in association with the existing business use of Telham Forge and existing buildings and shall not be used for habitable accommodation"

Policy HD6 Contrary to Battle Civil Parish Neighbourhood Plan Objective 4, the applicant has not provided "demonstrable needs", other than informing us that the business has been broken into. Alternative security arrangements may prevent such break-ins without the necessity of living on-site.

Policy EN2 - Ensure there is net biodiversity gain (none is described in the plans). Battle CP Design Guidelines - "For residential units, where there is no garage on plot, covered and secured cycle parking must be provided within the domestic curtilage."

Contrary to EN2, the proposals include a new driveway, which will necessitate the clearing of



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an area that appears to be rich in wildlife and planting

Contrary to EN3, point 2, the proposal does not "reflect the settlement pattern of the neighbourhood"

## **RR/2023/2609/P Oak View, Oakhurst Road, Battle**

Demolition of existing single garage and erection of double garage with home office in roof.

**Response:** (object) Policy HD4 - Colour of roofing and wall materials is not defined. Recommend to match the main building and/or comply with the High Weald AONB Colour Study.

Contrary to HD4, the proposed design, having slate-covered steeply pitched roof, ashlar elevations with weatherboarded gables, does not "conserve local distinctiveness and [have] the aesthetic qualities of traditional rural settlements and buildings found in conservation areas and their settings", especially considering the main property has mostly painted rendered elevations (with a narrow banding of ashlar), and interlocking concrete tiled shallow pitched roof, with no weatherboarding. The scale of the proposal appears to dominate the site unfavourably, and will negatively impact the view from the road (see image below), contrary to Battle Civil Parish Neighbourhood Plan Objective 1, which states "Where possible the proposed locations should minimise local impact"; and no details to "address sustainability" have been submitted

7. **To agree agenda items for Strengthening Local Relationships Meeting (SLR) scheduled for 20<sup>th</sup> March 2024**
8. **To receive a report from Neighbourhood Plan Implementation, Monitoring and Review Sub Committee and consider any recommendations**
9. **To receive a report from Cycling & Walking Task & Finish Group and consider any recommendations**
10. **Footpath matters**
  - a) To receive an update from Footpaths Advisor
11. **Finance**
  - a) To receive Budget Report at 31 December 2023
  - b) To note agreed budget for 2024-2025
12. **To assign preparation of six month Committee report for presentation to Full Council**
13. **Vehicle speed matters**
  - a) To consider request to appoint co-ordinator to new Battle Speedwatch group
  - b) To note Community Speedwatch report for December 2023
  - c) To note Community Speedwatch annual overview for January to December 2023
14. **To review use and consider amendment to postcard issued to planning applicants**
15. **Correspondence and Communications**

To Note:

  - a) **report on Judicial Review;**
  - b) **response to enquiry regarding completion of Queensway Gateway**
  - c) **additional note submitted in relation to Appeal 2986 Winter Hill RR/2022/2922/P;**
  - d) **Appeal to Secretary of State for refusal of planning consent in respect of RR/2023/1111/P, Black Cat Barn, Badgers Barn, Kane Hythe Road, Battle** Change of use of existing holiday let 1no. bedroom dwelling (retrospective);



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- e) that prior approval is not required in respect of installation of roof mounted solar panels at Marley Lane – Land off, Battle
- f) **decision notices received** (those in **green** reflect Council's comments; **brown** is against Council's comments):

## Approved

**RR/2023/2116/P**      **76 Hastings Road, St Marlow, Battle**

Application for the creation of a vehicular access

**RR/2023/2149/P**      **15 Coronation Gardens, Battle**

Ground floor side extension and first floor rear extension

**RR/2023/2214/P**      **Doctors Cottage, Darwell Hill, Netherfield, Battle**

Change of use of a building from converted garage to a holiday let

**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, external material improvements and addition of solar panels

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

Replacement of single glazed timber windows. Replacement single glazed at front of property.

Replacement slimline double glazed at side and rear.

**RR/2023/2424/P**      **11 Asten Fields, Battle**

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

**RR/2023/2462/P**      **Petley Cottage, Whatlington Road, Battle**

Rear dormer extension and alterations to include repair and insulation of roof and replacement of all windows to match existing.

**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

**RR/2023/2618/T**      **Battle Delivery Office, 9 High Street, Battle**

Ash x 5 - fell

## Refused

**RR/2023/2401/P**      **Hemmingfold Farmhouse, Hastings Road, Battle**

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

## Certificate of Lawful use or development

**RR/2023/2534/O**      **Ashwood House, Caldbeck Hill, Battle**

Certificate of lawfulness for the proposed erection of an extension

**RR/2023/2573/O**      **23A Hastings Road, Battle**

Certificate of lawfulness for the existing use of a building as a single dwelling

- g) To receive **communications post agenda circulation**

## 16. To review Action Plan for 2023-2027

## 14. Matters for information / future agenda items

## 15. Date of next meeting: 12<sup>th</sup> March 2024

## 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 2<sup>nd</sup> February 2024

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