



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 9 JANUARY 2024, 2023 at 7.30pm. The Almonry, High Street, Battle

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

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

PUBLIC QUESTION TIME

On behalf of Battle Ramblers, B Marks highlighted that item 5 RR/2023/1487/P had included a number of new documents, which included some with revised public Rights of Way diversion that had been agreed with ES RoW Team but not yet fully detailed.

-
- 1. Apologies for absence:** Cllr A Ratcliffe.
 - 2. Disclosure of Interest:** Cllr V Cook declared an interest in item RR/2023/1487/P as Councillor and Chairman of Rother District Council.
 - 3. Minutes of the previous meeting held on 12 December 2023** were approved and duly signed by Cllr Wheeler.
 - 4. Clerk's report**
 - The process for a **Section 278 application** has been postponed until a Feasibility Appraisal has been completed for the **Shared Use Path** between Battle Abbey and Saxonwood Road.
 - The **East Sussex Highways Local Transport Plan 4** consultation will be completed on tomorrow at 2pm.
 - A report from Sussex Police that attendance had been made at the Clancy Group site in Netherfield in relation to the criminal damage and also in response to a break-in at the Netherfield Village Hall.

5. Planning applications received to date

Cllr Cook repeated her interest in the following item.

ADDITIONAL INFORMATION /AMENDED PLANS AND/OR DESCRIPTION

[RR/2023/1487/P](#)

Blackfriars - Land at, Battle

Variation of Condition 1 imposed on planning permission RR/2022/1330/P to allow further design improvements including changes to unit types, plot layouts, parking, materials, and landscaping and proposal for the whole site to be market housing.

Comments: Members strongly object to this application as contrary to the Battle Civil Parish Neighbourhood Plan and Design Guidelines:

HD3 Housing mix – Members note that documents show the shared ownership and affordable rent properties are not pepper-potted across the site but are corralled within Field 1 which, whilst not contrary to the NP, is not a pepper-pot mix as recommended. However, it is further noted that the application description refers to the whole site to be market housing. There is no supporting documentation for this and Members feel this is contrary to all guidelines for affordable housing and strongly oppose this.

HD4 Quality of Design - Typical 2 Bed Maisonette design includes green vertical cladding to the ground floor, contrary to Materials and Building Design, page 35. This design also has a side elevation which is only half clad at ground floor level, contrary to High Weald Housing Design Guide DG7. DG7 also states full-height brick elevations "should be used sparingly, if at all", yet house types 2D (35 No.), 3C (8 No.), 3D (67 No.), and 4A (20 No.) are all full-height brickwork elevations. amounting to 65% of the proposed



Battle Town Council



elevations, not considered "sparingly"! Design of roofscape is poor - proliferation of standard, boxy, roof designs without interest (hipped gables, dormers, etc) does not reflect local character. Meandering footpath to west of Field 1 will, undoubtedly, not be followed by many. Suggest steps included for direct route. Relocating the road and parking in front of the six units to the south east of Field 2, and reducing the hammerhead to the western-most house in Field 3 will minimise the hard surface of the scheme further.

IN3 Parking and new development - Parking provision for terrace of 5 houses to north of Field 1, and terrace of 3 houses to east of Field 1 are contrary to High Weald Housing Design Guide DG6, which states parking courtyards "must be... well overlooked". If every property installed an EV charging point, it would not be accessible for the terrace of 5 houses to the north of Field 1, without severely impacting access/egress from the courtyard parking. Rear parking courts, which are poorly overlooked, are relied upon too heavily, in concurrence with comments by Local Policing Support Team document.

IN4 Pedestrian provision and safety – Current Right of Way footpath proposal is unacceptable, although Members would support diversion proposed by East Sussex Rights of Way Team. Additionally, the cycle stores should be sited to encourage active travel, towards the front or adjacent to access point.

EN2 Conservation of the natural environment, eco-systems and biodiversity - There is a lack of street tree planting along the main spine access road, contrary to NPPF paragraph 131, which states "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined". Having regard to the High Weald AONB dark night skies project, lighting of public areas needs to be kept to a minimum. Where street light columns are required for safety purposes these should be all cutoff lamps and of a brightness that would minimise potential impacts on the dark night skies of the area. Proposed planting should be limited to native or drought-resistant berry or nut-producing plants only. Energy Sustainability Statement calculations on Residential Water Use, section 5.4, excludes 5 litres per day per person for external use - this can be omitted/minimised by the inclusion of rainwater harvesting within the design. On such a sloping site, the construction of swales would assist in flood prevention.

Members agreed to request Cllr Cook that, should RDC Officers be minded to approve this application, it be called-in for Committee decision.

[RR/2023/2567/PIP](#)

38 High Street - Land to the rear of, Battle

Construction of dwellinghouse.

Comments: No objection to this.

Two members of the public left the meeting.

Following further discussion on RR/2023/1487/P Cllr Brown left the meeting.

[RR/2023/2399/P](#) &
[RR/2023/2400/L](#)

Hemmingfold Farmhouse, Hastings Road, Battle

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

Comments: No objection to this subject to conditions that: no fossil fuel heating installation; all rooflights to have internal blinds; courtyard surface to be fully permeable; and proposed roof tiles and weatherboarding to be compliant with pages 34 and 35 of High Weald Housing Design Guide's notes on Materials.

[RR/2023/2462/P](#)

Petley Cottage, Whatlington Road, Battle



Battle Town Council



First floor rear extension and alterations to include the removal of all external cladding to be repaired/replaced incorporating insulation; replacement of all windows to match existing; remove/replace/ re-use roof tiles to incorporate insulation.

Comments: No objection to this.

[RR/2023/2573/O](#)

23A Hastings Road, Battle

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

Comments: No objection to this.

6. Neighbourhood Plan Implementation, Monitoring and Review Sub Committee

a) Cllr Silk presented the draft minutes from the meeting of 13 December 2023. These were noted.

7. Cycling & Walking Task & Finish Group

a) Cllr Wheeler emphasised the Feasibility Appraisal is awaited.

8. Footpath matters

a) B Marks, Footpaths Advisor, reported that Ramblers had objected to the proposed diversion of **public footpath 18 at Beech Farm, North Trade Road, Battle, TN33 0HN** and had proposed a revision to previous route through the farmyard. Following a comprehensive discussion, Members asked the Clerk to report that Council were divided on opinion but had raised concern at the distraction from a countryside walk with the existing proposal.

b) The Footpaths Advisor reported that, following the recent extremely wet weather, the puddling at the **steps on footpath 41** had been extremely bad but it was not known how to improve the situation. He also highlighted two trees across the fence and **footpath 57** near to the water treatment works. This has been reported to East Sussex Rights of Way.

9. Finance

a) The **Budget Report at 30 November 2023** was noted, as attached.

10. Vehicle speed matters:

a) The Asst to Town Clerk had met with Bob Kenward (BK), **Sussex Community Speedwatch** District Admin Officer and Andy Holter (AH), Haine & Co, Community Support Lead to discuss the restart of Speedwatch sessions in Battle. This is supported by the Sussex Safer Road Partnership. Two co-ordinators and a volunteer team would be required to reinstate the sessions. AH had agreed to be first co-ordinator and BK will contact previous volunteers to ascertain interest. The Town Council is asked to consider providing a second co-ordinator. **This will be discussed at the next meeting.** It was noted that the speed device (old but operable), high viz jackets and admin equipment is still available. A new starter pack, that includes a body cam for improved safety of volunteers, may be required at a cost of approx £375 and AH had agreed to seek community funding for this. Initial locations identified were North Trade Road; London Road; and Lower Lake/ Battle Hill. It was noted that data from the Black Cat device could be useful in identifying other sites for Speedwatch to consider. Council is asked to advertise the relaunch and seek volunteers.

b) Members were reminded that **declassification of the A2100 from the Ten Sixty-Six roundabout to Bannatynes' roundabout** would not be considered until the Queensway gateway is complete but that evidence of need should be collected, as identified in the legal process, circulated to Council. It was noted that new streetlight ducting and cables had recently been installed but it is not known if this is part of this scheme. It was suggested that A roads may get priority for road resurfacing.



Battle Town Council



- c) The Clerk was asked to clarify if there are restrictions to road types that may be assigned to 20mph limits. Subject to this, **Members agreed to recommend to Full Council that support of a 20mph limit of the High Street from Claverham Community College on North Trade Road; Virgins Lane on London Road; Coronation Gardens; petrol station on Battle Hill; and Powdermill Lane at the roundabout. It was agreed that all new developments should be subject to a 20mph limit.** It was reported that research from Transport for London has documented that introducing a 20 mph zone has an immediate effect on reducing pollution from brake and tyre wear.
- d) **Battle Residents Against Pollution** had reported that Rother District Council have agreed to start **air quality monitoring** on Battle High Street throughout 2024. The monitoring device will be placed close to the junction with Mount Street and a request that the analysed air quality monitoring data is shared has been made.

11. Rother District Council training session on planning procedures

The slides from the presentation had been circulated to all Members. It was agreed that questions and topics raised had not been addressed. The Clerk was asked to re-issue the original request for clarification.

BM left the meeting.

12. Action Plan for 2023-2027

Noted, as attached.

13. Correspondence and Communications

Members noted:

- a) **appeal decision** regarding reference **APP/U1430/W/23/3314102, Paygate, Whatlington Road, Battle, TN33 0NA**. The appeal is allowed in respect of planning application [RR/2022/2492/P](#)
- b) from East Sussex Highways of site investigation works on **Battle High Street**, between Abbey Mews & Mount Street, on **Wednesday 24 January**. The road will remain open to through traffic with temporary traffic signals in place **between 6pm to Midnight**.
- c) **decision notices received** (those in **green** reflect Council's comments; **brown** is against Council's comments):

Approved

RR/2023/1630/P

21 Starrs Mead, Jaysperch, Battle

Extend veranda and step access to the garden via garage and utility room; lay decking on the original upper level of garden (Retrospective).

RR/2023/2092/P

Normanhurst Lodge, Laurel Gardens, Battle

Proposed extensions, balcony to rear and improvements to include changes of external materials to house.

RR/2023/2093/P

St Mary's Church Hall, High Street, Battle

Proposed replacement windows and doors

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.

d) Communications post agenda circulation

- Telephone calls and emails of concern from Asprey Homes following the refusal by Saint-Gobain for a Deed of Release for Whitehouse Poultry Farm. **Cllr Wheeler agreed to look for correspondence with the British Gypsum site during the formation of the Battle Civil Parish Neighbourhood Plan.**



Battle Town Council



14. Matters for information / future agenda items

- Cllr Silk reported that he had assisted with light meter readings in the town.
- Cllr Russel highlighted that the new lighting by Lillybank on the London Road has not been connected.

15. Date of next meeting: 13th February 2024

EXCLUSION OF THE PUBLIC AND PRESS – None.

16. The updated enforcement list as at 29 December 2023 was noted.

There being no further business the meeting closed at 21.15.

Cllr D Wheeler
Chairman