



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 14 MAY 2024 at 7.30pm. The Almonry, High Street, Battle

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

In attendance: Cllr S Burton, two Rother District Council Officers, two Neighbourhood Plan Implementation, Monitoring & Review Sub Committee members, one member of the public, C Harris (Town Clerk)

PUBLIC QUESTION TIME

A member of the public provided an extensive commentary at treatment of his land by members of the public and comments made by Council and neighbours in response to his planning proposals, which he felt were personal and unwarranted.

Council confirmed that all applications are considered on purely published material merit against the Battle Civil Parish Neighbourhood Plan (Battle CP NP), High Weald Design Guide and other relevant documents.

1. Apologies for absence: Cllr A Brown.

2. Disclosure of Interest: None.

3. Minutes of the previous meeting held on 9 April 2024 were approved and duly signed by Cllr Wheeler.

4. Presentation from Rother District Council (RDC) on the Draft Rother Local Plan 2020-2040

Holly Harris and Julie Edwards were welcomed to the meeting.

Officers reported that the Regulation 18 Consultation runs for twelve weeks. Documents are available on-line, with a hard-copy in Battle Library. It was highlighted that:

- the aim is to “live well locally”, where possible;
- the Area of Outstanding Natural Beauty is now the High Weald National Landscape;
- the HELAA (Housing and Employment Land Availability Assessment) will replace the SHLAA (Strategic Housing Land Availability Assessment);
- there are new housing and environmental policies;
- a requirement of 293-518 housing units the Civic Parish of Battle and 1900-4500sqm of land for employment;
- land identified in the draft HELAA has been put forward by landowners;
- major developments have been re-defined as 10 or more, previously 6 or more;
- there will be two exhibitions in Battle Memorial Hall – dates to be confirmed;

The Officers were thanked for their attendance and left the meeting.

The Chairman, with support from Members, brought forward item 9:

9. Cycling & Walking Task & Finish Group – Shared Use Pathway

The Clerk confirmed that East Sussex Highways had now reported that match funding is no longer available for large footway projects (only small schemes), which was the purpose of the Feasibility Appraisals. The advice is to seek a S278 Agreement (Highways Act, 1980), which allows developers to enter into a legal agreement with the County Council to make alterations or improvements to the public highway. This does not provide a response to the question of feasibility. To seek pre-app



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Single-storey side extension and minor internal alterations.

Comments: Members had no objection in principle but wish conditions applied to mitigate the impact on biodiversity and light pollution in accordance with Battle Civil Parish Neighbourhood Plan policies HD4 and EN2: any trees or hedging should be replaced and appropriate measures to reduce light pollution; particularly in this location backing onto woodland.

For information only

RR/2024/626/TN

49 Asten Fields, Battle

The electronic communication code (Conditions and restrictions) (amendments) regulations 2017 - under regulation 5 of the code hereby given notice for the installation of a 9 metre telegraph pole.

RR/2024/689/P

23 Glengorse, Battle

Erection of a single storey rear extension including the demolition of an existing conservatory; the relocation of a side door and the addition of a new window on the side elevation.

Comments: No objection to this subject to suitable measures to mitigate light pollution.

RR/2024/698/P

3 Almonry Fields, Battle

Removal of brick outhouse, relocation of timber shed and erection of new extension

Comments: Members object to this application as contrary to Battle Civil Parish Neighbourhood Plan policy HD4 – Quality of Design - the proposed development has not "sought to conserve local distinctiveness", in that it includes feather-edge timber cladding (as detailed on the proposed drawing) which is totally out of keeping with the adjacent dwellings - however, both the Design & Access Statement and the Application Form state the upper parts will be tile hung. Clarification is required. Additionally, the proposal does include cycle parking, swift or bat boxes. It was highlighted that, if permitted, no trees or hedgerows should be removed. The High Weald Housing Design Guide states "The cladding material must continue all the way around the first floor of a building." (i.e. not just a section of a building)

RR/2024/729/P

Emmanuel Centre – Land north of, Harrier Lane, Battle

Regrading of existing slope to accommodate footpath widening along Harrier Lane, including engineering works, drainage and landscaping.

Comments: Members had no objection subject to condition that whips are sourced from UKSIG-accredited nurseries, not "where possible", as per clause 4.5 of Temple's Method Statement.

7. Comments submitted to portal to comply with Rother District Council submission deadlines

RR/2024/542/P

Caldbec House, Caldbeck Hill, Battle

Proposed detached dwelling

RR/2024/550/P

Caldbec House, Caldbeck Hill, Battle

Proposed detached dwelling

Members noted the comments collated via email, as attached.

8. Neighbourhood Plan Implementation, Monitoring and Review Sub Committee

Members noted the resignation of community member, Nicky Bishop. The Clerk was asked to write to thank her for commitment to the SC and seek an alternative member in accordance with the Terms of Reference.

10. Footpath matters



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- a. The report from B Marks, Footpaths Advisor had been circulated, as attached. He raised concern that the Marley Lane footway extension and shared use path projects appeared to be in jeopardy and highlighted that commitment to use CIL funds for the former project, following consultation.

11. Traffic Radar

- a. The Asst to Town Clerk had reported that training is being arranged on how to install and operate the unit, via Sedlescombe Parish Council. We are also working together to purchase the brackets, which are proving difficult to source. **It was highlighted that a new laptop may be required to download the data. A licence for 3 locations has been obtained:**

- A2100 between Virgins Lane and Netherfield Road junction
- Battle Hill at Glengorse junction
- Whatlington Road, opposite "Longbranch", between Virgins Lane and Oakhurst Road

Two locations approved but no licence applied for, as a third location is required:

- Battle Hill at St Marys Terrace junction
- Battle Hill opposite Harold Terrace

Other locations had been considered but the unit cannot be affixed to telegraph poles. Speed repeater signs can be requested as appropriate locations. Residents of Hastings Road at Telham have requested assistance with speeding traffic but line of sight needs to be investigated.

- b. Councillors A Barton, A Ratcliffe and D Russell agreed to attend training on how to **collect data from the Traffic Radar (previously referred to as Black Cat) device.**
- c. Members noted the request to consider suitable locations at Netherfield and Netherfield Road and the Clerk was asked to re-circulate the location criteria for identification.

12. Finance

- a. The **Budget Report at 31 March 2024** was noted, as attached. The high cost of rates for the overflow car park was highlighted.

13. Transport for South East - Your Voices survey

The Clerk had circulated the documents for personal completion and was asked to circulate a doodle poll to complete Council.

14. Correspondence and Communications

Members noted:

- a. Update from **East Sussex Highways** regarding **parking enforcement** following SLR meeting.
- b. That County Cllr Field had reported **two pot holes repairs** at Hastings Road that required further attention; the urgent need of relining of the pedestrian crossing by the Police Station; a request for a bollard at the junction of Wattles Wish and A2100 to prevent vehicles driving onto the footpath.
- c. Further advice from East Sussex Highways that the **road outside Battle Abbey** is a thin layer of high friction surfacing that has been applied on top of the road surface and it is not possible to repair a pothole in this way due to cracking and peeling. A dyed asphalt is being investigated.
- d. Details from Rother District Council of **road closure at Abbey Green** between junctions of Park Lane and High Street, Battle between 08.00 and 18.00 on 25/05/2024, 26/05/24 & 27/05/24 for Battle Medieval Fayre.
- e. An email from a local resident advising of their **objection submitted regarding Blackfriars part 2.**
- f. An Appeal submission from local resident regarding **Winter Hill.**
- g. **Decision notices received** (those in **green** reflect Council's comments; **brown** is against Council's comments):

Approved



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RR/2023/2042/P North Trade Road- Land North of, Battle

Variation of condition 1 imposed on RR/2021/1754/P to allow amendments to materials, fenestration detailing, roof profiles and layout of the approved dwellings and alterations to car parking provision

RR/2024/11A & 34 High Street, Battle

RR/2024/16/L

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

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

Proposed single storey rear extension and garage conversion

RR/2024/212/P Netherfield Road- Land to south of, Netherfield, Battle

Proposed temporary (18 months) vehicular access. (Part retrospective)

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

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

RR/2024/349/P 18 Virgins Lane, Woodbury, Battle

Single storey front extension with internal alterations

RR/2024/367/O 5 High Street, Tudor House, Battle

Certificate of Lawfulness for proposed repainting and redecoration of a grade 2 listed property to include front façade, window frames/glazing bars including 2x dormer windows and doors to match in colour to the existing

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

Proposed side extension and alterations

RR/2024/626/TN (for information only) 49 Asten Fields, Battle

The electronic communication code (Conditions and restrictions) (amendments) regulations 2017 - under regulation 5 of the code hereby given notice for the installation of a 9 metre telegraph pole.

Refused

RR/2023/1246/P Telham Farm, Hastings Road, Battle, TN33 0TP

Conversion of building to two holiday lets

h. Communications post agenda circulation

- Notification that the relining of the zebra crossing on North Trade Road, by the Police Station, would be carried out this week.

A member of the public left the meeting.

15. Action Plan for 2023-2027

This was noted, as attached.

16. Matters for information / future agenda items

Cllr Ratcliffe highlighted the number of electric vehicle charging points in other Market Towns that appear to be sponsored. It was reported that six EVC points have been agreed for Battle's RDC car parks and that there are currently 60k in the UK with 100k aimed for by August 2025. Cllr Cook agreed to research when the EVC will be installed in Battle.

17. Date of next meeting: Provisionally 11 June 2024

EXCLUSION OF THE PUBLIC AND PRESS



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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.

Two members of the public left the meeting.

17. Enforcement list as at 3 May 2024 was noted.

There being no further business the meeting closed at 21:04.

Cllr D Wheeler
Chairman

DRAFT