



Battle Town Council



MINUTES of the PLANNING & TRANSPORT COMMITTEE held on
TUESDAY, 12 SEPTEMBER 2017 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs R Jessop (Chairman), D Furness, J Gyngell, A Ratcliffe and A Russell.

In attendance: Bev Marks, Rachel Collinge and John Richards (Dandara Ltd), Carol Harris (Town Clerk)

1. **Apologies for absence** – Cllrs Davies and M Howell.

2. **Disclosure of Interest** None.

3. **Minutes of the previous meeting held on 8 August 2017**

These were approved by Members and duly signed by Cllr Jessop

4. **Dandara Limited: proposed development at Saxon Hill Farm**

The Chairman welcomed representatives from Dandara to the meeting. John Richards(JR) gave a brief background to Dandara and their current schemes in the south east. He confirmed that the proposed site involved infill parcels of land off North Trade Road providing approximately 29 houses opposite Sunny Rise and Frederick Thatcher Place. Rachel Collinge(RC) presented the proposed development as a results of surveys carried out in the area and a previous discussion with RDC. She confirmed that they had consulted many residents during the day and that they would be meeting with RDC shortly prior to submission of an outline planning application. RC confirmed that there were no significant trees to be removed; only a limited number of minor trees required for the access. JR reported that ongoing maintenance to the plot perimeter would be undertaken by a managements company paid for by the property owners.

The Chairman thanked RC and JR for their presentation and they left the meeting.

5. **Matters arising from previous meetings, not on this agenda**

The Clerk confirmed that an email had been received from Southeastern Railway confirming that they would be inspected the **footpath between the Railway Station and Marley Lane**.

The Chairman confirmed that a specification had now been received for the hard-surfacing and marking out of the **overflow car park**. The Clerk was asked to obtain 3 quotes on the basis of this specification.

6. **Correspondence & communications**

- The updated enforcement list as at 4 September 2017 was noted. Cllr Jessop reported that a conversation with RDC officers had highlighted their workload and policy for not pursuing issues that would not be deemed cost effective. The Clerk was asked to request specific information on specific outstanding issues.
- Members had no objection to the proposed, usual, road closures:
 - Battle Bonfire Procession – Saturday 4 November, 6pm to midnight;
 - Remembrance Sunday – Sunday 12 November, 10.15am to 10.45am and 12pm to 12.30pm;
 - Christmas Lights Switch On – Saturday 25 November, 1.50pm to 2.30pm.
- Members noted the decisions received:

GRANTED

RR/2017/1232/P West View, Oakhurst Road, Batle

Addition of first floor with rooms in the roof. New roof provided.

RR/2017/1418/L 81 & 82 High Street, Battle

Plasterboard infill of the opening at the part wall adjoining No 81 and No 82 (Retrospective).

RR/2017/1435/P Wellington Court, Rue de Bayeux, High Street, Battle

Replace all remaining windows and communal entrance doors in UPVC windows to flats 8, 10 and 23. 10 doors and 18 windows to complete complex.

RR/2017/1487/P 4 Parkridge Mews, Caldbec Hill, Battle

Battle Town Council

Proposed conservatory.

RR/2017/1533/P **Top Deck, Kenwards Yard, Battle**

Garage converted to space ancillary to dwelling.

RR/2017/1609/P **2 Hillcrest, Netherfield Road, Battle**

Single storey rear and side extensions. First floor roof extension to create further bedrooms (variation to planning permission RR/2017/500/P).

RR/2017/1612/P **1 Hillcrest, Netherfield Road, Battle**

First floor extension to create new bedrooms and bathroom (variation to planning permission RR/2017/492/P).

RR/2017/1647/P **12 Wellington Gardens, Battle**

Two storey side and rear extension.

RR/2017/1650/P **107 South Lodge, North Trade Road, Battle**

Proposed single storey extension to the rear of the existing dwelling.

REFUSED

RR/2017/941/P **Darvel Down – land at, Netherfield, Battle**

Outline: erection of up to 30 dwellings.

RR/2017/1146/P **Darvel Down – land east of, Battle/Mountfield**

Outline: proposed residential development for up to 48 dwellings, including parking, access and open space.

RR/2017/1554/T **Caldbec Court, Caldbeck Hill, Battle**

Works to trees subject to TPO – T1 Japanese Cedar – reduce by 30%. T2 Thuja – reduce by 30%.

WITHDRAWN

RR/2017/623/L **16 High Street, Natwest Branch, Battle**

Repairs and redecoration of external façade and main roof portions.

RR/2017/1417/P **Mandalay, Battle Hill, Battle**

Outline: Erection of chalet bungalow.

- The Clerk was asked to contact the applicant of **RR/2017/623** to enquire of current intention of such an important building in the town.
- Members noted the provision of a **Tree Preservation Order at Chain Lane, Battle**.
- The Clerk reported that RDC had investigated the poor condition of **8 High Street** and, whilst not considered worthy of a Section 215, they would be writing to the landowners requesting action.
- Further communication of concern in relation to **FP82, Western Avenue to recreation ground**, had been received. The Clerk reminded Members that ESCC have been advised of the possible safety concerns in this area. It was agreed that their response should be awaited prior to any further action. It was suggested that the ESCC Ranger should be asked to look at the area.
- In response to communication, RDC had confirmed that **Telham Farm** appear to have installed 5 large static homes and one touring caravan, all currently empty. They are requesting a formal appointment to discuss this matter.
- The Clerk confirmed that ownership of the small parcel of land between Mountjoy and Bowmans Drive has, at last been identified and communication is ongoing. Alan Cole, BLAP representative has been advised.

7. To consider planning applications received to date

RR/2017/1807 **1 Beech Close, Woodland, Battle, TN33 0LB**

Amendments to planning permission RR/2015/2718/P to include reduction in dormer size; insertion of roof windows to ground floor; internal alterations; alterations to walls to allow use of natural wood cladding and natural wood to dormer.

Comments: No objection to this.

RR/2017/1812/P **Telham Forge, Hastings Road, Battle TN33 0SH**

Relocation of vehicular access with new off road turning and parking area and erection of storage building.

Battle Town Council

Comments: No objection to this.

RR/2017/1823/P **31 Wellington Gardens TN33 OHD**

Single storey side extension.

Comments: No objection to this.

RR/2017/1824/T **42 Bowmans Drive, Battle TN33 0LU**

Ash & Oak – removal of excessive overhang.

Comments: Members felt this should be refused as there is no sufficient reason structurally or on safety grounds for this work.

The Chairman invited Bev Marks to speak on **RR/2017/1868**. BM highlighted the protection that ancient hedgerows provide for insects, small mammals and birds and he did not feel that this tree was unduly 'stressed'.

RR/2017/1868/T **23 Bowmans Drive, Battle TN33 0LT**

Removal of Oak tree within hedgerow.

Comments: The Committee agreed that this should be refused as the tree could be trimmed to encourage new growth without major impact on the bulk of the tree. It was also suggested that 15/20% of deadwood in canopy appeared inaccurate.

8. Action Plan

Members agreed to add the following items:

- Objective 4: to reduce congestion *and air pollution* in the central town area;
- Objective 6: Short term Actions: to ensure funding is put in place for the completion of the NHP to include research for grant applications and increase in budget.

The Action Plan, as amended, is attached.

9. Signs at Marley Lane railway crossing

The Clerk reported that Network Rail have confirmed that they are aware of the issue of the uneven surface at the level crossing but are having difficulty in obtaining a line closure. She was asked to request an update. There had been a comprehensive response from ESCC advising that permission for signs requesting drivers to turn off their engines are not permissible. The reasons included: unable to find a Power to grant a licence; approval is required by both Network Rail and HM Inspectorate of Railways; it is not proven that the pollution of air is worse for engines running than the re-starting; some vehicles may lose light, brake and steering assistance when engine is off; only drivers adjacent to sign would see it.

10. Budget at 31 August 2017

This was noted.

11. Matters for information / future agenda items

Members agreed that a Neighbourhood Plan update should be a regular agenda item.

Cllr Jessop confirmed that event notices may be erected for up to 2 weeks prior to an event without licence application.

12. Date of next meeting: Tuesday 10 October 2017

There being no further business the meeting closed at 8.50pm.

Cllr R Jessop
Chairman