



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 13 NOVEMBER 2018 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs J Gyngell (Chairman), A Brown, C Davies, G Favell, D Furness, M Howell, A Ratcliffe and A Russell.

In attendance: B Marks (Footpaths Advisor), C Harris (Town Clerk).

1. **Apologies for absence:** Cllr M Howell.

2. **Disclosure of Interest:** None.

3. **Minutes of the previous meeting held on 9 October 2018** were approved and duly signed by Cllr Gyngell.

4. **Clerk's report**

A further request for an informal meeting has been sent to Southeastern Rail.

5. **Correspondence & communications**

Members noted:

- updated **enforcement list** as at 5 November 2018;
- notification of changes to bus service 225 affected by Heathfield High Street closure from 2 until mid-November;
- notification of road closure on **2 December 2018** of **A2100** at **10 metres either side of the level crossing** for **one day** to allow Network Rail to carry out painting works;
- **Decisions received:**

GRANTED

RR/2018/1631/L 9 Mount Street, Battle

Removal of existing hanging wall tiles. Insert glass mineral wool and breathable felt/membrane to provide insulation and put back original tiles. Repaint hanging wall tiles on front elevation. Replace battens on which the tiles hang.

RR/2018/1830/P Gate farm, Whatlington Road, Battle

Reinstatement of both vehicular and pedestrian access to the front of Gate Farm from Whatlington Road. Replacement wooden vehicle gate and side pedestrian gate. (Part retrospective)

RR/2018/2015/P 18 & 19 Mount Street, Battle

Enlargement of existing rear extension to ground and first floor (No.18) with additional conservatory (No.19). Reconfiguration of windows and door to rear No.19. Retaining walls to landscaped garden.

RR/2018/2038/P 2 Asten Fields, Battle

Proposed single storey garage and front enclosed part of canopy. Rear single storey extension and external alterations.

RR/2018/2104/P 8 North Trade Road, Battle

Proposed single storey rear extension, first floor side extension, loft conversion and detached garage. Reconfiguring internal layout.

RR/2018/2132/P 32 Battle Gates, Battle

Proposed two storey rear extension

RR/2018/2202/L Lake Cottage, Lower Lake, Battle

Improvements to first floor landing including addition of window to rear.

RR/2018/2208/P 148 Hastings Road, The Gables, Battle

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Single storey front extensions with rear roof over to accommodate additional first floor rooms. Front dormers and rear gable with balcony.

RR/2018/2211/P 58 Wellington Gardens, Battle

Proposed new vehicular access and off-street parking to 58 Wellington Gardens

RR/2018/2391/P 156 Hastings Road, The Spinney, Battle

Erection of home gymnasium. (Amendments to RR/2014/1897/P including changes to width, position, fenestration and roof design)

REFUSED

RR/2018/1897/P Marbat, Marley Lane, Battle

Proposed dwelling and garage

RR/2018/1974/P High Street – Land to south west of George Mews, Battle

Construction of two three bedroom houses

The Clerk reported notification from East Sussex County Council of the Civil Parking Enforcement consultation that will run between 19 November until 14 January at www.eastsussex.gov.uk/haveyoursay This will be discussed at the next meeting.

6. Neighbourhood Plan Group

Cllr Ratcliffe confirmed that there had been a meeting last week; the minutes will be circulated shortly. Cllr Russell reported that the AOCOM report on site selection had been received and will be considered later this month. **In light of the outstanding work completed by one of the members, it was agreed to grant an honorarium of £100.**

7. Footpath matters

Bev Marks(BM) reported that East Sussex County Council are not willing to reassign the status of path at Mansers Shaw. However, they are happy for the Council to allocate as a Permissive Path; this will enable it to be entered on the Rights of Way map. **Members agreed that the path between the bridge and FP87 should be allocated for Permissive use.** Once completed, BM will arrange signage.

8. Yard Signs Working Group

Cllr Gyngell had circulated a report detailing the definition of yards and identifying various sites in the High Street area. Members discussed the interest in some of the Yard locations, views or buildings, and **agreed to recommend to ER&TD Committee to consider adding to publications for tourists' attention.** JG agreed to check names of Yards with the Post Office.

9. Battle Local Action Plan Steering Group

Bev Marks confirmed that Battle Station has been put forward as a recommendation for Access for All funding. Support letters from several groups had been submitted.

A suggested draft document to consider the proposed Step Free access for the station with the new Blackfriars development had been circulated. It was highlighted that a lift would not be visually acceptable within the Listed Battle Station and that it may be possible to include a covered areas to the ramps. **Members agreed that the Clerk should send a request to RDC requesting the step free access be considered within the proposed development of Blackfriars.**

10. Improvements to over-flow car park

The Clerk reported that semi-circular timbers had been used directly fixed into subbase to mark out car parking areas in other locations. **Members agreed that quotes be obtained for the resurfacing and marking of bays for consideration at the next meeting.**

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11. Strengthening Local Relationships

The draft minutes had been circulated, as attached, and noted.

12. Planning & Transport Action Plan objective 4

As outcome 1 related to Civil Parking Enforcement and this has now been accepted by ESCC, this could now be deleted. The amended Action Plan objective 4 was agreed as attached.

13. To consider planning applications received to date

[RR/2018/2098/P](#)

Land adj, Pennyroyal, Battle, TN33 0RS

Demolition of stables and sheds and replace them with a new workshop/honey extraction room.

Comment: Not in the Town Council area.

[RR/2018/2300/P](#)

**The Pavilion, Battle Recreation Ground,
North Trade Road, TN33 0HA**

Larger replacement Pavilion incorporating café and club room with basement storage.

Comment: This is the Town Council's application.

[RR/2018/2301/P](#)

1 Hillcrest, Netherfield Road, Battle, TN33 0HL

Variation of conditions 2, 3 & 4 of RR/2017/1612/P for internal alterations, new party wall & variation of rooflights.

Comment: No objection to this.

[RR/2018/2309/P](#)

2 Hillcrest, Netherfield Road, Battle, TN33 0HL

Variation of conditions 2, 3 & 4 of RR/2017/1612/P for internal alterations, new party wall and variation to rooflights.

Comment: No objection to this.

[RR/2018/2338/T](#)

Walnut Cottage, London Road, Battle, TN33 0EU

1x Walnut Tree - reduce crown by 2-4m.

Comment: Members felt that this tree is an important feature in the street scene and any work should be carried out under the supervision of the Tree Officer. If the tree subsequently dies, a replacement Walnut tree should be planted.

[RR/2018/2345/P](#)

Marley Farm, Marley Lane, Battle, TN33 0RB

Conversion of barn to dwelling.

Comment: Council feels that the access has substandard visibility and the proposed turning facility is inadequate. The application should therefore be refused.

[RR/2018/2391/P](#)

156 Hastings Road, The Spinney, Battle, TN33 0TW

Erection of home gymnasium. (Amendments to RR/2014/1897/P including changes to width, position, fenestration and roof design).

Comment: No objection to this although this had already been approved by RDC.

[RR/2018/2393/P](#)

1 Flora Cottages, Marley Lane, Battle, TN33 0DQ

Resintatement and improvement to existing access onto a classified road (Part retrospective)

Comment: No objection to this.

[RR/2018/2460/P](#)

7 Raven Court, Battle, TN33 0DD

Garage conversion including single storey extensions to the front and rear.

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Comment: No objection to this.

[RR/2018/2462/P](#)

13 Abbots Close, Battle, TN33 0BZ

Demolition of existing garage. Erection of 1no. 2 bed dwelling and erection of new detached garage.

Comments: Committee felt this should be refused as overdevelopment of the site and would result in an increase in traffic flow in an already overcrowded location.

[RR/2018/2479/P](#)

The Hammonds, Telham Lane, Battle, TN33 0SR

Removal of condition 10 imposed on RR/2014/263/P to allow the building to be used as a permanent residence.

Comments: Members objected to this proposal as it is in an AONB with no condition to being tied to the economic use of land or being required for the management of land and would result in a significant increase in vehicle movement. Further, sections of the area are likely to suffer from flooding in moderate rainfall.

[RR/2018/2658/P](#)

6 Virgins Lane, Oakside, Battle, TN33 0JH

Proposed single storey side extension and internal alterations

Comment: No objection to this.

[RR/2018/2661/P](#)

Kelklands, Chain Lane, Battle, TN33 0HG

New roof and replacement front elevation with internal insulation.

Comment: No objection to this.

[RR/2018/2666/P](#)

North Trade Road - Land North of, Battle

Outline: Erection of 20 dwellings including 7 affordable with access onto North Trade Road.

Comment: The Committee had no objection in principle to this outline application but would like to see adequate provision for walking and cycling and a continuity of footways on the full application.

[RR/2018/2681/P](#)

21 Virgins Lane, Battle, TN33 0JH

Extension to front of building to form garage (revision following refusal Page 3 of 7 PLWKLIST (ODB 279) of RR/2018/1792/P).

Comment: No objection to this.

[RR/2018/2684/P](#)

121 North Trade Road, Battle, TN33 0HN

Proposed two storey extension to the rear. Provide a balcony area to a second bedroom. Proposed windows to the side elevation on ground and first floor. Internal alterations to facilitate the same along with other internal alterations as shown on the plans. Proposed rendering of the property.

Comment: No objection to this.

[RR/2018/2736/P](#)

Somerby Farm, Whatlington Road, Battle, TN33 0NA

Proposed extensions and alterations.

Comment: No objection to this.

[RR/2018/2763/P](#)

Kenwards Yard, High Street, Battle, TN33 0AE

Demolition of terrace of 6 garages

Comment: No objection to this.

[RR/2018/2786/P](#)

4 Hampden Close, Battle

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Proposed single storey extension to the side and rear of the existing dwelling

Comment: No objection to this.

14. Finance

- The budget report at 30 September 2018 was noted.
- Members discussed the budget for **2019-2020** and agreed to recommend to F&GP

4500	Footpath Maintenance	£2,000 (no change)
4505	Car Park Rates	£8,500 (increase £1,100)
4510	Car Park Maintenance/Rent	£1,000 (reduce £600)
4515	Neighbourhood Plan	£2,000 (reduce £1,970)
4520	Car park resurfacing	0 (reduce £6,000)
NEW	Yard Signage	£1,000

Transfer to Ear Marked Reserves:

4500	Footpath Maintenance -	£2,000
4515	Neighbourhood Plan -	£2,250

15. Matters for information / future agenda items

- To consider comments on Civil Parking Enforcement consultation

16. Date of next meeting: Tuesday, 11 December 2018

There being no further business, the meeting closed at 9.30pm.

Clr J Gyngell
Chairman