



# Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on  
**TUESDAY, 14 JANUARY 2020 at 7.30pm at The Almonry, High Street, Battle**

**Present:** Cllrs J Gyngell (Chairman), C Davies, G Favell, M Kiloh, A Russell, D Wheeler.

**In attendance:** Cllr V Cook, Mr B Marks (footpaths advisor), 3 members of the public, C Harris (Town Clerk).

The Chairman welcomed everybody to the first meeting and wished all a Happy New Year. She also thanked Members for their continued diligence.

## Public Question Time

Two members of the public confirmed their **objections to RR/2019/2627/P Rayanna, Marley Lane** which had been issued to Rother District Council and circulated to Council prior to the meeting. They emphasised the negative impact on two neighbouring properties, particularly due to the raised level of the applicant's plot.

**1. Apologies for absence:** None.

**2. Disclosure of interest:** Cllr Russell expressed an interest in application RR/2019/2700/P as a friend of the applicant. Cllr Cook expressed an interest in application RR/2019/2627 as a close neighbour. Cllr Davies expressed an interest in application RR/2019/2627 as a friend of an objector. Councillors noted that Council is the applicant for RR/2019/2686/P.

**3. Minutes of the previous meeting of 10 December 2019** were approved and duly signed by Cllr Gyngell.

## 4. Clerk's report

- A site meeting at the **Park Lane section of the 1066 Walk (Bridleway 86a)** with the RDC Cultural Development & Events Officer responsible for the improvement programme. She had confirmed that this is to provide appropriate information and interest, not to replace fingerpost signage. However, she appreciates the importance of the bespoke sign close to the entrance of the Abbey car park and will take this into consideration. Council will be invited to discuss the proposals in due course. It was suggested that the Pepperingeye section should be included to commemorate the gunpowder history.

## 5. Correspondence & communications

- The minutes from **Battle Area Community Transport (BACT)** AGM held 11<sup>th</sup> December 2019 were noted.
- The revised Terms of Reference for **Strengthening Local Relationships** from East Sussex Highways were noted, as attached.
- **Decisions received and noted:**

### Approved

**RR/2018/1597/P**

**61 & 63 North Trade Road, Battle**

Demolition of existing buildings and erection of a 70-bedroom care home (within Use Class C2), with associated works including access, parking, and landscaping.

**RR/2019/1798/P**

**32A Mount Street, Senlac Veterinary Centre, Battle**

Proposed demolition of existing store building and construction of new extension to facilitate as isolation room (small kennel) for overnight and long stay patients, cat ward and cold store

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to the existing Veterinary Surgery.

**RR/2019/2393/P**

**3 Windgrove Cottages, Caldbec Hill, Battle**

Two storey side extension

**RR/2019/2445/L &**

**Gate Farm Barn, Whatlington Road, Battle**

**RR/2019/2451/P**

Variation of condition 2 imposed on RR/2019/1736/P to change the orientation of the dwelling and internal changes.

**RR/2019/2526/P**

**4 Barley Grattens, Netherfield, Battle**

Single storey rear extension to replace conservatory

**RR/2019/2564/P**

**Mill View, Netherfield Hill, Netherfield, Battle**

Single storey extension to replace rear porch and addition of roof lantern at rear of house.

**RR/2019/2617/P**

**86 Hastings Road, Battle TN33 0TQ**

Loft conversion including change from hipped roof to gabled roof front and rear.

- **Outline Planning permission: Approved**

**RR/2019/666/P**

**The Meads – Land at, 12 Isherwood, Battle**

Outline: Proposed residential development of 3no. dwellings served by existing access (part retrospective)

- **Refused**

**RR/2019/2380/P**

**41 North Trade Road, Oast House, Lower Almonry Farm,**

Conversion of historic agricultural building to residential use with extension building including basement and lightwells.

- The Clerk reported that County Cllr Field had been actively seeking a solution to the issue of **crossing at Battle Hill** following a further tragic accident. She had also been working on resolving the query of longstanding scaffolding at Nationwide Building Society.

## 6. Footpath matters

Mr Marks' report had been circulated and noted. The **signs on the designated footpath at Mansers Shaw** had been deliberately removed. The Clerk confirmed that Council staff have been asked to reinstate in a more permanent manner. Mr Marks had delivered a further request for **cycling and walking route between the Railway Station and Blackfriars** site to RDC Cabinet. He had made a formal response on behalf of the Council to the **Transport for South East consultation**. A report of **footway obstruction on A2100 between Netherfield Road and Wattles Wish** had been submitted to ESCC Highways.

## 7. Action plan

It was agreed that appropriate Community Infrastructure Levy expenditure will be discussed at the next meeting.

## 8. Planning applications received to date

**RR/2019/2627/P**

**Rayanna, Marley Lane, Battle TN33 0BB**

Alteration extension and change of use of garage to garden room annexe.

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**Comments:** Members felt that this is overdevelopment of the site, would have an overbearing visual impact with poor access and should therefore be refused.

**[RR/2019/2527/P](#)                      **93 High Street - Land to the rear of, Battle TN33 0AQ****

Construction of 2 x four bedroom detached dwellings with residential and visitor parking.

**Comments:** Members felt this is overdevelopment with poor access and should be refused. It was noted that the tank traps at the foot of the garden, which are included in the draft pre-submission Battle Civil Parish Neighbourhood Plan, should be protected.

This application was felt to be a duplicate of RR/2019/2722/P as was not discussed separately.

**[RR/2019/2560/L](#)                      **93 High Street, Battle TN33 0AQ****

Reinstatement of removed dormer windows to south roof slope, replacement of existing Velux rooflights to north roofslope with Metal conservation type, renovation of the building using like for like materials and finishes including minor internal alterations and replacement external doors.

**[RR/2019/2616/P](#)                      **Aversden, Netherfield Hill, Battle TN33 0LH****

Proposed two storey side extension with extension to rear dormers and insertion of rooflights to front.

**Comments:** Members had no objection to the side extension but an objection to the garden room as there are no plans or details.

*Consulted via email:*

**[RR/2019/2617/P](#)                      **86 Hastings Road, Battle TN33 0TQ****

Loft conversion including change from hipped roof to gabled roof front and rear.

**Comment:** No objection.

Members noted that Full Council will be considering environmental and sustainability improvements to the Pavilion and did not discuss the following application.

**[RR/2019/2686/P](#)                      **The Pavilion - Battle Recreation Ground, North Trade Road, Battle, TN33 OHA****

Replacement pavilion (alternative to planning permission RR/2018/2300/P)

**[RR/2019/2700/P](#)                      **8 Bowmans Drive, Battle TN33 0LU****

Removal of existing rear conservatory and erection of proposed single storey extension.

**Comments:** No objection to this.

**[RR/2019/2718/P](#)                      **7 Senlac Gardens, Battle TN33 0AX****

Proposed first floor front and side extension and loft conversion with rear dormer.

**Comments:** No objection to this.

**[RR/2019/2722/P](#)                      **93 High Street, Battle TN33 0AQ****

Reinstatement of removed dormer windows to south roof slope, replacement of existing Velux rooflights to north roofslope with Metal conservation type, renovation of the building using like for like materials and finishes including minor internal alterations and replacement external doors.

**Comments:** Members noted that works had commenced on this Grade 2 Listed Building prior to permission. There was no objection to this subject to sympathetic restoration in keeping with the Grade 2 Listing.

**[RR/2019/2726/P](#)                      **169 Hastings Road, 3 Kent View, Battle TN33 0TR****

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Proposed single storey side extension and single storey rear extension with minor internal alterations. Velux rooflights to the rear extension.

**Comments:** No objection to this.

[RR/2019/2730/T](#)

**1 Caldbec Lodge, Uckham Lane, Battle TN33 0LY**

Oak (T1) Reduce Crown by up to 4m and remove lower lateral.

**Comments:** Members feel this should be refused as there is no detail, photographs or arboricultural report in support of this work.

## 9. Finance

The **budget report at 30 November 2019** was noted.

## 10. Confidential item

Members agreed that, due to the consideration of sensitive information, the press and public be excluded in accordance with the Public Bodies (Admissions to Meetings) Act 1960 (1)(2) for the following item.

The updated **enforcement list as at 6 January 2020** was noted.

## 11. Matters for information / future agenda items

- CIL projects

## 12. Date of next meeting: 11 February 2020

There being no further business, the meeting closed at 8.15pm.

**Cllr J Gyngell  
Chairman**