



Battle Town Council



Minutes of the PLANNING & TRANSPORT COMMITTEE held on
THURSDAY, 15 FEBRUARY 2018 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs J Gyngell (Vice Chairman), C Davies, D Furness, and A Russell.

In attendance: Alan Cole (BLAP), Bev Marks (Footpaths Advisor), one member of the public and Carol Harris (Town Clerk).

1. **Apologies for absence:** Cllrs M Howell, A Ratcliffe

2. **Disclosure of Interest:** None

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

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

The Clerk reported:

- response from RDC that **hard copies of planning applications** would only be available for large housing schemes eg Blackfriars;
- confirmation that the condition of the **level crossing at Marley Lane** will be investigated this week. The Clerk was asked to
- reply from English Heritage that their car park drains are to receive work and that the **bridleway 86a water issue** will be monitored. The Clerk was asked to remind the tenant farmer to attend to this. BM emphasised that the condition has deteriorated over a period of time, particularly due to farm vehicles.

5. **Correspondence & communications**

- Updated **enforcement list** as at 6 February 2018 was noted. The Clerk was asked to clarify why ENF/104/17/BAT Use of shed for holiday let at 127 Hastings Road has contradictory information.
- Temporary **road closure of A2100 London Road**, 15 metres at either side of Battle Road Level Crossing for 2 days: 4 & 5 March 2018 to deliver and collect materials using lorries and road/rail vehicles was noted.
- Temporary **road closure Netherfield Hill**, outside property known as Netherfield Hill Farmhouse, for 5 days: 16 to 20 March 2018 to carry out service connection works was noted.
- Confirmation that Rother District Council have been successful in their bid for marginal viability funding in relation to **Blackfriars** site.
- A request from **Crowhurst Neighbourhood Plan Group** to comment at their regulation 14 consultation stage [Crowhurst Neighbourhood Plan - consultation-documents](#). The Clerk was asked to forward this to the Neighbourhood Plan group.
- Notification of **'flushing' work by South East Water** – timetable for [Battle and Netherfield](#) was noted.
- **Tree Preservation orders** at Land south of Knights Meadow, Battle (TPO 0382) and land at Tollgates (TPO0379) were noted.
- **Decisions received** and noted:

GRANTED

RR/2016/2048/P **93 High Street, Battle**

Refurbishment of listed building and demolition of rear flat roof extension.

RR/2017/2426/P **Ivyland Farm, Classroom (Plumpton College), Netherfield Road, Battle**

Retention of a temporary single storey Portakabin as classrooms.

RR/2017/2536/P **2 Old Post Office Cottages, Darwell Hill, Battle**

Variation of condition 2 imposed on RR/2017/943/- to replace the gable at the southern end with a barn hip to match the northern end.

RR/2017/2557/P **25 Virgins Lane, Battle**

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Rear extension and render over existing walls of dwelling.

RR/2017/2575/P Upper Homestead Farm, Darwell Hill, Netherfield, Battle

Proposed first floor extension within new higher roof.

RR/2017/2623/P The Croft, Whatlington Road, Battle

Alterations, roof conversion and small extension to front.

RR/2017/2627/P 19 Claverham Way, Battle

Proposed extensions, loft conversion with dormer and rear decking (alternative to that approved under RR/2017/1977/P)

RR/2017/2628/P Stream Farmhouse, Netherfield Road, Battle

Proposed first floor extension to provide annexe accommodation.

RR/2017/2634/P Wheatcroft Farm, Foreward Lane, Battle

Concrete base with portable horse stables, hardstanding and pole barn (Retrospective).

RR/2017/2688/P Forest View, Netherfield Hill, Netherfield, Battle

Proposed loft improvements with additional rooflights and a balcony to rear over new flat roof – existing pitch roof to rear extension removed.

RR/2017/2866/P 25 Stream Farm Cottages, Netherfield Road, Battle

Proposed single storey infill extension to rear with changes to existing roofline.

RR/2017/2885/P Paygate, Whatlington Road, Battle

Proposed extension to existing detached garage.

RR/2018/1/P 81 High Street, Langton House, Battle

Siting of air conditioning condenser unit on rear flat roof.

LISTED BUILDING CONSENT

RR/2016/2049/L 93 High Street, Battle

Refurbishment of listed building and demolition of rear float roof extension

RR/2017/2430/L Blackfriars Oast, Marley Lane, Battle

Single storey extension to rear, enlargement of external door opening and internal alterations.

APPEAL DECISION - allowed

RR/2017/1352/P 24,24a,24b & 24c Mount Street Battle

Replacement of softwood painted weather boarding with Marley smooth white lapped cladding.

6. Neighbourhood Plan Group

The minutes from the previous meeting had been circulated. It was noted that there had been good instruction with timescales from the consultant and that a great deal of support would be required over the next few months. A time extension on the grant had been requested.

7. Resurfacing and marking of overflow carpark, Mount Street

The Clerk reminded Members that Richard Jessop had agreed to help form a Tender document for these works. She confirmed that Cllr John Boryer had agreed to offer assistance and **Members agreed that the Clerk and Cllr Boryer should produce a tender document and circulate as required by Financial Regulations.**

8. BLAP project: ramp between Mountjoy/Bowmans Drive

Alan Cole was welcomed to the meeting. He reminded Members of the progress made to date and produced documentation highlighting the necessity for this scheme and the route for the ramp. The Committee agreed to request that RDC remind the developers at Lilybank Farm of their obligations under S106 for footway improvements and suggest that this project should be considered. The revision to speed limitations should also be highlighted. It was highlighted that ESCC had agreed that the footpath along the A2100 is inadequate.

9. Footpath matters

Bev Marks was welcomed to the meeting. He reported that investigations in the Marley Lane area had been made in response to a proposed Heritage Arts Trail. **In response to BM's recommendations, indicative map**

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attached, Members agreed to:

- request designation of pathway at Marley Gardens as Public Right of Way;
- provide up to 4 finger-posts for 1066 County Walk;
- remind ESCC of no-footway on 1066 County Walk segment at Marley Lane;
- request extension of 30mph speed limit to a point east of BW109/BW67 where road crossing must be made.

10. To consider planning applications received to date

[RR/2017/2614/L](#) Lake House, Lower Lake, Battle, TN33 0AY

Proposed demolition of garages, erection of a single dwelling and alterations to the existing building.

Comments: No objection to this.

[RR/2017/2615/P](#) Hammonds - Land adj, Caldbec Hill, Battle TN33 0JS

Partial demolition of garage/garden store. Erection of new dwelling. Change of use from open land sui generis to C3 Dwelling house. Increase width of access.

Comments: No objection to this.

[RR/2017/2900/P](#) 22 High Street - Land at rear, Battle TN33 0AE

Proposed cottage style bungalow.

Comments: Members felt that this is an overdevelopment of the site with no parking provision and should therefore be refused.

[RR/2017/2923/P](#) Redlynch, Saxonwood Road, Battle TN33 0EY

Proposed rear first floor extension and alterations including additional fenestration.

Comments: No objection to this.

[RR/2018/1/P](#) 81 High Street, Langton House, Battle TN33 0AQ

Siting of air conditioning condenser unit on rear flat roof.

Comments: No objection to this.

[RR/2018/34/P](#) Netherfield Hill Cottages - land adj, Battle TN33 0LQ

Proposed construction of 3no. affordable houses, including highway access improvements and landscaping.

Comments: No objection to this.

[RR/2018/54/P](#) 58 Wellington Gardens, Battle TN33 0HD

Proposed new vehicular access with turning area.

Comments: No objection to this.

[RR/2018/85/P](#) Sawmill Cottage, Hastings Road, Battle TN38 8EA

Alterations and erection of new garage.

Comments: No objection to this.

[RR/2018/89/P](#) 113 Hastings Road, Pear Trees, Battle TN33 0TH

New raised roof over kitchen to provide first floor en-suite shower room.

Comments: No objection to this.

[RR/2018/100/P](#) Phoenix, Whatlington Road, Battle TN33 0JN

Proposed single storey rear extension & alterations.

Comments: No objection to this.

[RR/2018/125/P](#) Gatehouse Cottage, Whatlington Road, Battle TN33 0NA

Replacement dwelling including the provision of a parking area and introduction of soft landscaping.

Comments: The Committee felt that this is an overdevelopment of the site and highlighted the

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inappropriate roofline which is out of keeping with the neighbouring property. It therefore supported a refusal of the application.

[RR/2018/277/P](#)

32A Mount Street, Senlac Veterinary Centre, Battle TN33 OEG

Proposed single story extension.

Comments: No objection to this.

[RR/2018/285/P](#)

Netherhay Barn, Whatlington Road, Battle TN33 ONA

Proposed dwelling to replace redundant barn.

Comments: No objection to this.

[RR/2018/291/P](#)

Coultershaw, Saxonwood Road, Battle TN33 OEY

Proposed extensions and re-modelling of all external elevations. Proposed internal alterations and new roof.

Comments: No objection to this.

[RR/2018/293/P](#)

Caldbec House, Caldbeck Hill, Battle TN33 OJR

Change of use of holiday let building to dwelling house.

Comments: No objection to this.

[RR/2018/297/P](#)

Caldbec House, The Loft, Caldbeck Hill, Battle TN33 OJR

Change of use of ancillary living unit to a dwelling house.

Comments: No objection to this.

[RR/2018/326/L](#)

Battle Railway Station, Station Road, Battle TN33 ODE

Installation of 44 new cycle parking spaces, cycle pump, cycle workstation, 2 cycle shelters and screen wall with railing.

Comments: No objection in principle although Members would be interested to learn what evidence had been obtained to suggest that 44 cycle racks are necessary. Confirmation of where staff would park and where the existing cycle racks would be utilised should also be requested.

[RR/2018/374/P](#)

Blackfriars Oast, Marley Lane, Battle TN33 ODQ

Proposed single storey extension to rear.

Comments: No objection to this.

[RR/2018/379/P](#)

Ambulance Station, High Street, Battle TN33 OEE

Renewal of planning permission RR/2013/503/P to continue to site portacabin as temporary response post.

Comments: No objection to this.

[RR/2018/382/P](#)

Banbury, Canadia Road, Battle TN33 OLR

Rear extension to detached bungalow and new steps.

Comments: No objection to this.

[RR/2018/396/P](#)

2 Claverham Way, Tollgates, Battle TN33 OJE

Proposed loft conversion with front dormer and garage conversion.

Comments: No objection to this.

[RR/2018/420/P](#)

29 North Trade Road, Sea View, Battle, TN33 OHS

Proposed extensions and loft conversion with new roof (alternative to approved scheme RR/2017/2281/P).

Comments: No objection to this.

[RR/2018/422/P](#)

Thegnwood, Laurel Gardens, Battle, TN33 OFD

Single storey rear extension plus open air swimming pool and paving.

Comments: No objection to this.

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11. Finance

The budget report at 31 December 2017 was noted.

12. Matters for information / future agenda items

The Clerk reported that the Cook staff are able to undertake community tasks during work hours. Paula Fisher had been able to arrange with Cook staff to clear mud from the path at the bottom of Western Avenue on 7 March.

The Clerk advised that Community Infrastructure Levy monies had been received in the sum of £3,432. She had made enquiries to clarify how this must be spent and this will be discussed at the next meeting.

13. Date of next meeting: Tuesday, 13 March 2018

There being no further business the meeting closed at 9.40pm.

Cllr J Gyngell
Vice Chairman