



# Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on  
**TUESDAY, 9 OCTOBER 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 I Williams.

**In attendance:** C Harris (Town Clerk).

1. **Apologies for absence:** Cllr A Russell. B Marks (Footpaths advisor)

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

3. **Minutes of the previous meeting held on 11 September 2018** were approved and duly signed by Cllr Gyngell.

4. **Presentation from Optivo on proposed development at Tollgates**

The Chairman welcomed Tanya Vines, Project Manager at Optivo; Harry Groucott, MH Architects; and Steven Neal, PSW Building Consultancy to the meeting. TV highlighted that there is a huge housing crisis and Optivo had been pleased to have been able to obtain this land to offer a mix of 15 social housing, 17 shared ownership/affordable housing and 31 on the open market. HG confirmed that the outline permission for 63 units remains the proposal with car parking to comply with local standards. He reported that the mix of single storey and 2 storey units and the landscaping boundaries are being carefully considered to restrict impact on surrounding properties. SN advised that contractors will have restricted times for delivery to avoid peak travel hours. Members suggested that: local residents be consulted in relation to boundary hedges and be advised of proposed design; street lighting should be consistent with other residential roads; electrical charging points be considered; Sussex features such as white weatherboarding, Sussex hips and clay hung tile be incorporated; and wildflower meadows in the open spaces.

The Chairman thanked the representatives for their helpful presentation and they left the meeting.

5. **Clerk's report**

The letter of support for **step free access at Battle Railway Station** had been issued and received.

6. **Correspondence & communications**

- Updated enforcement list as at **2 October 2018** was noted.
- Notification of **temporary road closure for Market Road & High Street, Battle for 11<sup>th</sup> November 2018** was noted.
- **Decisions received and noted:**

**GRANTED**

**RR/2018/1609/P**

**Stellata, Marley Lane, Battle**

Alternative scheme to replace RR/2017/42/P, deleting roof terrace and replacing with extension (Retrospective)

**RR/2018/1896/P**

**89-90 High Street, Battle**

Proposed new classroom

**RR/2018/2075/P**

**Fortina, Virgins Croft, Battle**

Proposed garage and loft conversion including roof extension with side dormer and front and rear gables.

The Clerk reported on an email exchange that had highlighted no withdrawal of permission can occur; even as a result of proof of maladministration.

**REFUSED**

**RR/2018/1772/P**

**2 Coarse Barn Farm, Uckham Lane, Battle**

Conversion of detached garage to a two bedroom dwelling with curtilage.

- Confirmation that students from Pyke House will now be collected and returned at the Chequers car park.

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- Further concerns had been raised at the period of time **scaffolding has been erected at Nationwide Building Society**. The Clerk was asked to ascertain if there is any enforcement action against a listed building that is considered to be in a dangerous condition.

## 7. Neighbourhood Plan Group

The minutes of meeting held on 27 September had been circulated, as attached. Cllr Ratcliffe confirmed that a further meeting with the consultant to confirm a timetable has been arranged.

## 8. Footpath matters – no report.

## 9. Battle Local Action Plan Steering Group – no report.

## 10. Planning & Transport Action Plan objective 3

The Clerk confirmed that contact has been made with Southeastern Railway and was awaiting confirmation of a meeting. The Action Plan was agreed as attached.

## 11. “Yard” signs

Member agreed that comparable signage at each of the “yards” would be positive. Cllr Gyngell agreed to research and bring a suggestion to the next meeting.

## 12. To consider planning applications received to date

[RR/2018/1908/P](#) &

**Starr Cottage, Netherfield Hill, Netherfield, Battle TN33 0LH**

[RR/2018/1909/L](#)

Annex extension and link to existing cottage.

**Comment:** No objection to this.

[RR/2018/2202/L](#)

**Lake Cottage, Lower Lake, Battle, TN33 0AT**

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

**Comment:** No objection to this.

[RR/2018/2208/P](#)

**148 Hastings Road, The Gables, Battle, TN33 0TW**

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

**Comment:** No objection to this.

[RR/2018/2211/P](#)

**58 Wellington Gardens, Battle, TN33 0HD**

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

**Comment:** The Committee felt that this application should be refused as there is no turning circle and access would be too close to the pedestrian crossing.

[RR/2018/2236/P](#)

**45 Darvel Down, Netherfield, Battle, TN33 9QE**

Proposed house to be attached on the side of 45 Darvel Down. Demolition of existing garage and side extension to facilitate. Parking area for new & existing house.

**Comment:** Members felt that this would be overdevelopment of the site with inadequate parking for two houses and should therefore be refused.

[RR/2018/2298/FN](#)

**Somerby Farm, Whatlington Road, Battle, TN33 0NA**

Prior notification for an agricultural storage barn. **This notification is for information only.**

**Comment:** Noted.

[RR/2018/2302/P](#)

**Campfield, Powdermill Lane, Battle, TN33 0SY**

Oak framed garage with garden machinery store and loft storage

**Comment:** No objection to this.

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**13. Finance**

- The budget report at 30 August 2018 was noted.

**14. Matters for information / future agenda items**

- **Budget for 2019/20**
- **Car Park** – the Clerk was asked to make enquiries from facilities with similar parking provision

**15. Date of next meeting: Tuesday, 13 November 2018**

There being no further business, the meeting closed at 8.30pm.

**Clr J Gyngell  
Chairman**

DRAFT