



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday, 27 March 2013 at The Almonry, High Street, Battle at 7.30pm

Present: Cllr R Jessop - Chairman
Cllrs: R Bye, Mrs M Howell, Mrs M Kiloh, M Palmer and Mrs S Pry.

The neighbours of 31 Virgins Lane were also present for the discussion of RR/2013/464/P.

- 1. Apologies for Absence** – Cllr Mrs P Fisher.
- 2. Disclosure of Interest** – None.
- 3. Minutes of the previous meeting** held on 13 March 2013. Cllr Bye proposed approval of the minutes, seconded by Cllr Mrs Pry. This was agreed and they were duly signed.

4. Matters Arising from Previous Meetings

In response to the point raised by Cllr Mrs Fisher at the previous meeting the Clerk said that the whole of Rue de Bayeux is outside the conservation area. He believes, however, that a planning condition relating to the original development requires all changes to windows to be approved by Rother.

5. Correspondence & Communications

The **enforcement cases** list was noted. Cllr Jessop again expressed his concern about lack of progress with old cases.

The **latest list of decisions** was noted as attached.

A letter has been sent to the District Council by the **Inspector** conducting the **examination of Rother's draft Core Strategy**. During the course of the examination Rother had made some changes to increase housing numbers in order to achieve conformity with the targets in the existing South East Plan. These changes did not impact on Battle. However, the Government has now revoked the South East Plan, leaving its National Planning Policy Framework to be the driver in determining housing needs. Having seen a document produced in 2012 recording housing needs in Hastings and Rother, the Inspector has concluded that both local authorities "...need to work together to establish the objectively assessed need for market and affordable housing in the area".

6. SLR Meeting

The attached report from the SLR meeting held on 20 March was noted. Cllr Palmer remained unhappy about the apparent inability to take immediate action to resolve the parking problems in Caldbec Hill.

7. To Consider Planning Applications Received to Date

RR/2013/325/P

**Greenacres Holding – Plot at Western End,
Loose Farm Lane**

Use of land from agriculture to site 2 gypsy mobile homes and 2 tourers and facilities sheds.

Comments: Notwithstanding the permissions granted for 2 mobile homes and related facilities on the adjoining site, Committee Members continue to feel that this would be an inappropriate use of agricultural land, within the AONB and the strategic gap, and with potential to be a detriment to neighbouring properties in Hastings Road.

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RR/2013/395/P

2 Hastings Road

Provision of car port.

Comments: The Committee noted the reasons for the refusal of a previous application and the dismissal of a subsequent appeal. In summary these reflected concerns about the impact of the proposal on the character and appearance of the surrounding area. Whilst the revised proposal is for a smaller structure the committee did not feel that the changes overcome the previous concerns and that the design and choice of materials continue to result in an aesthetically unpleasing structure.

RR/2013/464/P

31 Virgins Lane

Erection of single storey detached annexe with apex roof in rear garden.

Comments: The Committee noted the reasons for objection submitted by the occupiers of 33 Virgins Lane. Cllr Jessop had inspected the site and confirmed that the gardens slope away from the houses and noted that there is a hedge along the joint boundary of 31 and 33. In reviewing options for future development, Rother's Strategic Housing Land Availability Assessment had excluded the area to the rear of properties in Virgins Lane. Consistent with this the Committee had opposed other applications for 'backland' development in the AONB and could see no reason to take a different view regarding this application. In addition to this point of principle the Committee felt that the design of the proposed building was poor and totally out of keeping with the surrounding area. The location of a granny annexe so far from the main house also seemed questionable.

RR/2013/469/P

1 Coronation Gardens

Erection of proposed dwelling.

Comments: No objection to this.

RR/2013/515/TN

Darwell Wood

Swap out existing antennas.

Comments: The Committee simply noted this.

8. Matters for Information/Future Agenda Items

Cllr Mrs Pry asked again about the laying of the **chippings at the entrance to the woods towards the sewage works.**

9. Date of Next Meeting: Wednesday, 10 April 2013

The meeting closed at 8.20pm.

Cllr Jessop
Chairman

