



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday, 21 November 2012 at The Almonry, High Street, Battle at 7.30pm

Present: Cllr Mrs P Fisher - Chairman
Cllrs: Mrs M Howell, Mrs M Kiloh, M Palmer and Mrs S Pry.

1. **Apologies for Absence** – Cllrs R Bye, Mrs T Farr and R Jessop.
2. **Disclosure of Interest** – None.
3. **Minutes of the previous meeting** held on 7 November 2012. Cllr Pry proposed approval of the minutes, seconded by Cllr Palmer. This was agreed and they were duly signed.

4. **Matters Arising from Previous Meetings**

Regarding the matter of **planning permission and solar panels** raised by Cllr Mrs Fisher at the previous meeting, the Clerk had researched the situation and found it to be far from straightforward. The basic position is that planning permission is not required for solar panels as they fall under the category of permitted development. However, in the case of the property to which Cllr Mrs Fisher had drawn attention additional planning requirements come into play as it is within the conservation area. Just because a property is within the conservation area it does not mean that a planning permission is necessarily required and it certainly does not mean that all development is going to be refused. The judgement turns on whether or not any development would have an adverse impact on the character and appearance of the conservation area. There is general guidance on this, for example, panels should not project more than 200mm from a roof or wall or be fixed above the ridge line of a roof. Planning permission is also likely to be required in a conservation area if solar panels are to be fitted on the principal elevation or aspect of a building where they are clearly visible from the highway. All this clearly leaves plenty of room for subjective opinion and, in the light of this information, Committee Members were invited to inspect the property in question and to bring thoughts to the next meeting.

5. **Correspondence & Communications**

The **enforcement cases** list was noted.

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

Bearing in mind the comments made by the Committee in relation to a **proposed vehicular access at Wychnour Cottage** (falling within the District Council boundary) the Clerk drew attention to the fact that the District Council had also submitted an objection to a proposal to change the use of part of the land from agricultural to domestic on the Hastings side of the boundary.

6. **SLR Meeting Held on 7 November**

The attached report of the meeting was noted.

7. **To Consider Planning Applications Received to Date**

RR/2012/1918/L

4 Upper Lake, Abbots Cottage

Fireplace, hood and surround to be removed within back family room.

Comments: No objection to this.

Battle Town Council

RR/2012/2124/P

The Old Police House, Darvel Down

Variation of condition 3 of RR/2009/527/P.

Comments: No objection to this.

RR/2012/2160/P

Little Park Cottages, Mount Street

Removal of existing rear toilet and replacing with 1.5m deep single storey extension along the rear of properties 2, 3 & 4 Little Park Cottages. Side two storey extension to end terrace cottage (no 4).

Comments: No objection to this.

RR/2012/2162/P

The White Cottage, Battle Hill

Erection of two semi-detached dwellings following demolition of an existing bungalow.

Comments: The Committee felt that this would be a gross overdevelopment of the site and out of character in the street scene and with the general appearance of the area.

RR/2012/2206/FN

Beech Estate – land west of, Kane Hythe Road

Creation of access routes for use by purpose built forestry machines and road going, heavy haulage vehicles to undertake silvicultural and timber production work.

Comments: This was simply a prior notification relating to forestry activity. It was therefore just noted.

8. Matters for Information/Future Agenda Items –None.

9. Date of Next Meeting: Wednesday, 5 December 2012

The meeting closed at 8.10pm.

Cllr Mrs Fisher
Chairman

