



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on
TUESDAY, 13 JUNE 2017 at The Almonry, High Street, Battle at 7.30pm

Present: Cllrs R Jessop (Chairman), J Gyngell, A Ratcliffe and A Russell.
In Attendance: 4 members of the public, 2 representatives from Town & Country Planning Solutions, Carol Harris (Town Clerk).

1. **Apologies for Absence** – Cllrs C Davies and M Howell.

2. **Disclosure of Interests** – None.

3. **Minutes of Previous Meeting held on 17 May 2017**

These were approved by Members and duly signed by Cllr Jessop.

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

The Chairman reported that an outline planning application for the potential site off Tollgates has been received by RDC.

5. **Correspondence & communications**

- Updated enforcement list as at 6 June 2017 was noted.
- Decisions received and noted:

GRANTED

RR/2017/242/P **Red Barn Mews – land adj. High Street, Battle**

Proposed building to provide 4 no. lock up storage units and formation of parking area

RR/2017/680/P **Existing installation, Telham Water Tower, Battle**

The installation of a back-up generator and gas bottle store within a secure container, the installation of an equipment cabinet and development works ancillary thereto.

RR/2017/802/P **3 Loose Farm Cottages – Land rear of, Hastings Road, Battle**

Two wooden sheds on concrete base.

RR/2017/1009/P **8 St Marys Villas, Battle**

Rear ground floor extension

RR/2017/730/L **Battle Railway Station, Station Road, Battle**

Replacement of external cementitious render with lime render. Strip and relay tiled roofs including replacement of all leadwork flashings. Replacement of rooflight with conservation roof light. Replacement of felt roof with new felt. Replace UPVC rainwater goods with cast iron.

RR/2017/928/A **37 Mount Street, Ye Old Kings Head, Battle**

Replace external signage.

REFUSED

RR/2017/901/P **30 Stream Farm Cottages, Netherfield Road, Battle**

Demolition of existing single storey addition and erection of part single and part two storey extension.

WITHDRAWN

RR/2017/746/P **11 St Marys Villas, Battle**

Entrance porch and hip to gable conversion including side gable window.

- The Clerk reported an email from ESCC requesting confirmation of whether the Council still has an objection to the removal of the Stopping up Order at Caldbec Hill as this is required prior to any selling of this land. The Committee noted that the area has been identified in the draft Neighbourhood Plan as open space with potential community value and the objection should therefore remain.
- Notification of a road closure at Telham Lane/Forewood Lane for 8 days from 19 June between 7am and 5pm each day.

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- Information on a Planning training seminar at Rusper Parish Council on 17 July from 6.30pm to 9.30pm. Cllr Russell agreed to attend this training session.

6. To consider planning applications received to date

[RR/2017/1146/P](#)

Darvel Down – Land east of, Battle/Mountfield, TN37 6RL

Outline: Proposed residential development for up to 48 dwellings, including parking, access and open space. *The Chairman invited Mike Pickup(MR) from Town & Country Planning and Laurence Hulkes, Park Lane Group to speak to the meeting. MR reported that this application offers benefits of footpath and cycle links with Netherfield recreation ground and potential for access to the Village Hall and Church; although the District Council is not in favour of the latter. He highlighted the amendment to landscaping and the provision of 40% affordable housing. MR advised that discussions are ongoing with UK Power Networks in relation of the upgrading of services which could also provide benefits to the water issues. Concerns from members of the public included footpaths crossing roadways and the visual impact due to height of buildings. One member of the public emphasised the potential benefit for improved amenities. The Chairman reconvened the meeting and discussed the application further.*

Comments: No objection in principle although the Council would like to see a conditions in place: to prevent occupation until the electricity substation has been provided to supply both existing and new properties; and measures to mitigate light pollution are put in place for the whole site. Confirmation should be sought from Highways Authority that the visibility splays are acceptable. Consideration be given to a 2 phase development to allow infrastructure to be improved The Council would like to highlight the risk of water dissolving the gypsum causing voids regardless of the consultant's report. *Representatives from the developer and one member of the public left the meeting at this point.*

[RR/2017/1136/P](#)

London Road – Land to the west of, Lillybank Farm, Wattles Wish, TN33 0JG

Application for approval of reserved matters following outline approval RR/2016/725/P for residential development of 50 dwellings - details of the landscaping and appearance, layout and scale. *The Chairman invited members of the public to address the meeting. Concern was raised in relation to the pathways, cycle ways and gradient at Wattles Wish not being clearly identified. The Chairman reconvened the meeting and discussed the application further.*

Comments: No objection subject to: footways that are not supported by a road being 2.5m wide; shared access areas across roadways should have distinct pedestrian priority markings, perhaps by different colour or texture; all shared pathways should be a bound surface, not gravel; bollard lighting installed to mitigate light pollution; and the area designated for 15 parking spaces, close to the affordable housing at centre, should be broken up to make a less solid impact. *Three members of the public left the meeting at this point.*

[RR/2017/1083/P](#)

2 Beech Cottages, Netherfield Road, Battle, TN33 9PR

Single storey side extension and two storey rear extension.

Comments: No objection.

[RR/2017/1092/P](#)

Campfield House, Powdermill Lane, Battle TN33 0SY

Demolition of hay barn and pair of stables. Extension and refurbishment to main stable block.

Comments: No objection subject to conditions from previous application (RR/2016/575) being retained.

[RR/2017/1109/P](#)

Doctors Cottage, Darwell Hill, Battle TN33 9QL

Proposed new vehicular access.

Comments: No objection.

[RR/2017/1124/P](#)

Clinton, Netherfield Hill, battle, TN33 0LF

Extension to residential curtilage to accommodate new swimming pool building for private use.

Comments: No objection.

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[RR/2017/1167/P](#)

18 Vale Road, Battle TN33 0HE

Proposed two storey rear extension with lower ground floor garden room.

Comments: No objection.

[RR/2017/1192/P](#)

11 St Marys Villas, Battle TN33 0BY

Ground floor front entrance porch/cloakroom extension and loft conversion.

Comments: No objection.

[RR/2017/1198/P](#)

13 Vale Road, Battle TN33 0HE

Two storey rear extension with balcony and decking.

Comments: No objection.

[RR/2017/1229/P](#)

Marley Farm, Marley lane, Battle TN33 0RB

Redevelopment of former farm complex to provide two detached dwellings.

Comments: No objection although the Council would like to ensure that the replacement planting is adhered to.

[RR/2017/1236/P](#)

3 Wattles Wish, Battle TN33 0JG

Loft conversion and rear extension.

Comments: No objection.

7. Resurfacing of the Mount Street overflow car park

The Chairman reminded Members that the proposal to provide a hard surface in the overflow car park had been agreed by Council and that a budget of £3,000 for the repayment of a PWLB loan of approximately £50,000 is available. **Cllr A Russell proposed that the Clerk be given delegated authority to obtain competitive quotations for the provision of a hard surface area with associated drainage. This was agreed unanimously.** Cllr Jessop will provide the Clerk with the relevant specification.

8. Budget report

The income and expenditure to 31 May 2017 was noted.

9. Matters for information / future agenda items

Cllr Russell requested that F&GP be asked to consider the purchase of a quality projector. The Deputy Town Clerk was asked to research appropriate equipment for consideration.

10. Date of next meeting: Tuesday 11 July 2017

There being no further business the meeting closed 9.15pm.

**Cllr R Jessop
Chairman**