



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 14 AUGUST 2018 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs J Gyngell (Chairman), A Brown, C Davies, D Furness, A Ratcliffe, A Russell and I Williams.

In attendance: Cllr J Boryer, Bev Marks(BM) (Footpath advisor), C Harris (Town Clerk).

- 1. Apologies for absence:** Cllr M Howell.
- 2. Disclosure of Interest:** None.
- 3. Minutes of the previous meeting held on 10 July 2018** were approved and duly signed by Cllr Gyngell.
- 4. Matters arising from previous meetings, not on this agenda – none.**

5. Correspondence & communications

Members noted:

- updated enforcement list as at **6 August 2018**;
- road closure **Abbey Green Road; High Street; Upper Lake; Lower Lake and Powdermill Lane. 2 September 2018**, from 09:00 to 14:00: Battle 10K & Juniors Run;
- road closure **A2100, London Road, Battle. 1 day, 9 September 2018**, from 08:00 to 20:00: Network Rail to deliver and collect rail materials;
- that ESCC Highways will only cut back **Japanese Knotweed** where it is causing an obstruction. This will be cut by hand to prevent it spreading;
- clarification from a resident at **Marley Lane** that agreement had been made to a proposed **reduction in speed** to 40mph and not 30mph as suggested at the presentation to the previous meeting. Members highlighted that the support was for a reduction in speed from 60mph;
- confirmation from East Sussex County Council that unadopted highway at **Chain Lane** is a designated **private road and footpath 21a** which is therefore out of bounds to wheeled vehicles of any description, other than as access for residents to their properties;
- that all owners have a right to maintain their buildings and therefore a **licence to erect scaffolding** will be permitted, initially for a period of 28 days;
- confirmation that Rother District Council will carry out work to **overgrown vegetation** in the **twitten between High Street and Mount Street** car park within the next month;
- notification of an **appeal** against refusal of outline application **RR/2017/941 erection of up to 30 dwellings at Darvel Down – land at, Netherfield, Battle, TN33 9QF**. The Clerk was asked to circulate this to Members for comments to be submitted by 11 September;
- **Decisions received:**

GRANTED

RR/2018/607/P **80 High Street, Battle**

Change of use of part of Bank to 3x one bedroom flats. Alterations to shop front and new replacement windows and door to side and rear elevations. (part retrospective)

RR/2018/879/P **28 Norman Close, Battle**

Proposed roof extension & dormer windows to create an additional bedroom.

RR/2018/1409/P **Voewood, London Road, Battle**

Demolition of existing dwelling and erection of new detached dwelling and garage.

RR/2018/1111/L & **Battle Abbey School, High Street, Battle**

RR/2018/1112/P

Alter existing library bay window to provide opening escape windows. (Part retrospective)

RR/2018/1233/P **La Rona, Marley Lane, Battle**

Proposed 3 bedroom dwelling

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RR/2018/1386/P **9 Starrs Mead, Battle**

Proposed two storey side extension

RR/2018/1443/P **11 Abbots Close, Battle**

Two storey rear extension

RR/2018/1507/P **46 Wellington Gardens, Battle**

Proposed extensions to dwelling and detached garden building

RR/2018/1562/P **Hedgerows, Netherfield Road, Battle**

Installation of bi-fold doors to replace windows. Small roof extension above existing flat roof.

RR/2018/1682/P **Firtree Cottage, Netherfield Hill, Netherfield, Battle**

Proposed garage building including ancillary living accommodation to replace car port.

REFUSED

RR/2018/1456/P **1 Raven Court, Battle**

Two storey front extension and first floor side addition

6. Neighbourhood Plan Group

Minutes from meetings held had been circulated. Cllr Ratcliffe reported that the next meeting on 27 September will be minuted by the (t)DTC. He confirmed that progress is being made and that a proposal to hold a meeting for developers to attend is being considered. Clarification that green spaces may be designated at different levels but must be an asset to the community. It was confirmed that a referendum would be called to confirm residents' support for the final Neighbourhood Plan document.

7. Footpath matters – nothing to report.

8. Battle Local Action Plan Steering Group

- The minutes from the AGM were noted. Mr Marks reported that there is a proposal to rename and produce a new mission statement. This could include submitting community supported proposals to the Council for use of CIL and S106 funds.
- BM confirmed that the Twitten project has been completed and the remaining 3 schemes are progressing via respective 'champions': Steps to Ramp; Health Pathway; and Access for All.

9. Tree Preservation Orders

The Clerk confirmed that District Councillors are not consulted prior to TPOs being made. These are often issued as a 'safeguard' against premature removal and are effected on a provisional basis for 6 months or until the Order is confirmed by RDC, whichever first occurs. Prior to the decision, objections or comments may be made in writing. Planning permission may still be approved on land with TPOs.

10. Car park resurfacing

Cllr Boryer was welcomed to the meeting. Members were reminded of the background to this scheme that had been initiated by Cllr Jessop early last year. Cllr Boryer presented 3 options:

- Keep the existing construction of MOT type 1:
 - Positive of comparative little cost; retain current number of spaces; in keeping with visual impact of area;
 - Negative will require occasional patch repairs
- Comprehensive construction comprising full drains, tarmac and lining
 - Positive excellent car park area; very little ongoing maintenance
 - Negative loss of approx. 20 spaces; expensive; recovery of costs may be problematic;
- Modification of full scheme above: reduction in concrete kerbing
 - Positive saving in cost; more sympathetic aspect
 - Negative loss of spaces; recovery of costs may be problematic.

Members discussed the options and agreed by a majority that quotes should be obtained for the current construction with bay marking in timber.

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11. Action Plan

The Action Plan had been circulated to Members and it was agreed to review one objective per meeting. Deletions and amendments to dates were agreed to Objective 1 as attached.

12. [Hastings Action Plan](#)

Members agreed that this appeared to be a positive plan for improvements to Hastings and it was agreed that the Chairman would respond on behalf of the Council.

13. To consider planning applications received to date

[RR/2018/1609/P](#)

Stellata, Marley Lane, Battle TN33 OBA

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

Comments: The Committee noted that building work had started with no clarity as to the final outcome and felt that this should therefore be refused.

[RR/2018/1631/L](#)

9 Mount Street, Battle TN33 OEG

Removal of existing hanging wall tiles. Insert glass mineral wool and breathable felt/membrane to provide insulation and put back original tiles. Repaint hanging wall tiles on front elevation. Replace battens on which the tiles hang.

Comments: No objection to this.

[RR/2018/1682/P](#)

Firtree Cottage, Netherfield Hill, Netherfield, Battle TN33 9PP

Proposed garage building including ancillary living accommodation to replace car port.

Comments: Members noted that this application had been approved by RDC and no objection to the proposal was raised.

[RR/2018/1686/P](#)

Marley House, Marley Lane, Battle TN33 ORB

Repositioning of access and driveway and erection of a detached garage.

Comments: No objection to this.

[RR/2018/1746/TN](#)

60 Wellington Gardens - Land Adj to, Battle TN33 OHD

Removal of pole A and installation of new wooden terminal pole at point B. This notification is for information only.

Comments: This was noted.

[RR/2018/1772/P](#)

2 Coarse Barn Farm, Uckham Lane, Battle TN33 0LZ

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

Comments: Members had no objection to this subject to the protection of the bridleway remaining open and road signage to warn drivers of pedestrians.

[RR/2018/1775/P](#)

Chantlers Shaw Yard, North Trade Road, Battle TN33 9BW

Demolition of existing store/workshop, erection of dwelling with store/workshop/office.

Comments: The Committee had no objection to this on condition that the dwelling is available only in connection with business use.

[RR/2018/1792/P](#)

21 Virgins Lane, Battle TN33 OJH

Single storey extension to front to form garage, alterations to roof with dormer to rear roof slope.

Comments: There was no objection raised by a majority vote.

[RR/2018/1820/P](#)

116 Hastings Road, Battle TN33 0TQ

Single storey rear extension.

Comments: Members noted that this application had been approved by RDC and no objection to

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the proposal was raised.

[RR/2018/1824/L](#)

40 High Street, Battle TN33 0EE

Replacement of defective timber cladding to side elevation including insulation and replacement of front door and cill (existing door is softwood of lightweight construction and is poor quality).

Comments: No objection to this.

[RR/2018/1830/P](#)

Gate Farm, Whatlington Road, Battle TN33 0NA

Reinstatement of both vehicular and pedestrian access to the front of Gate Farm from Whatlington Road. Replacement wooden vehicle gate and side pedestrian gate. (Part retrospective)

Comments: Members had no objection in principle subject to amendment of the splays and position of gates as recommended by East Sussex Highways.

[RR/2018/1883/P](#)

20 Claverham Way, Bernersyde, Battle TN33 0JE

Single-storey rear extension, enlarged dormer to rear, enlarged parking area to front, garage conversion, raised decking to rear & garden room to rear.

Comments: No objection to this.

[RR/2018/1896/P](#)

89-90 High Street, Battle TN33 0AQ

Proposed new classroom.

Comments: No objection to this.

[RR/2018/1897/P](#)

Marbat, Marley Lane, Battle TN33 0RB

Proposed dwelling & garage.

Comments: Members felt that this should be refused as overdevelopment with the footprint being double the size of nearby properties.

[RR/2018/1955/T](#)

Laneham, Oakhurst, Battle TN35 0JL

1 x English oak - reduce crown by 1-2 m.

Comments: No objection to this.

14. Finance

The budget report at 30 June 2018 was noted.

15. Matters for information / future agenda items

- Action Plan – Objective 2
- Car Park resurfacing

16. Date of next meeting: Tuesday, 11 September 2018

There being no further business, the meeting closed at 9.25pm.

**Cllr G Gyngell
Chairman**