



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 10 OCTOBER 2017 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs R Jessop (Chairman), C Davies, J Gyngell, M Howell, A Ratcliffe, A Russell
In attendance: Cllr G Favell, Jane de Garston((t) Deputy Town Clerk)

1. **Apologies for absence:** Cllr D Furness

2. **Disclosure of Interest:** None

3. **Minutes of the previous meeting held on 12 September 2017.**

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

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

Cllr Russell requested, that in accordance with the last minutes, an update of the Neighbourhood Plan be added to each Planning & Transport Agenda.

5. **Correspondence & communications**

- Updated enforcement list as at 2 October 2017 was noted. Cllr Jessop requested the Clerk contact RDC with regard to the final 2 entries on the enforcement list as they relate to applications from 2016.
- Notification of 2 Tree Preservation Orders was noted. Cllr Russell asked if the Council are given advance notice of the issuing of a TPO for comment. Cllr Jessop responded that the notification received is a provisional notice so orders could be considered along with full planning applications. Cllr Jessop requested the Clerk contact RDC and request advance notification of TPOs for consideration.
- Members had no objection to the road closures for:
 - District of Rother for Remembrance day processions, Sunday 12th November
 - Battle bonfire procession 4 November 2017
- The request for give way signs in Tollgates was discussed. Cllr Jessop reported a Road Traffic Regulation Order is not required for road markings on minor roads however to install signs consent must be obtained from East Sussex Highways. An amendment to the traffic priority in Tollgates to allow Claverham Way traffic priority would reduce any opportunity for speeding traffic from the proposed Tollgates site. The Council would need to fund these changes, although match funding might be available. Cllr Jessop requested the Clerk continue to seek costings for this.
- Members noted the decisions received:

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RR/2017/778/P Arran, Telham Lane, Battle

Variation of condition 2 imposed on RR/2015/1935/P to allow a revised vehicular access and front boundary wall; amended external access steps to the balcony, amended landscaping, driveway and drainage.

RR/2017/1136/P London Road – Land to the west of, Lillybank Farm, Wattles Wish, Battle

Application for approval of reserved matters following outline approval RR/2016/425/P for residential development of 50 dwellings – details of landscaping and appearance, layout and scale

RR/2017/1683/P 14 Coronation Gardens, Battle

1 ½ storey extension

RR/2017/1723/P Netherfield Place Farmhouse, Netherfield Road, Battle

Demolition of existing conservatory; construction of single storey kitchen extension; extension to garage with accommodation over; internal alterations to house and enlargement and conversion of roof space to form two en-suite bedrooms, landing and playroom.

RR/2017/1731/P Meadows, Whatlington Road, Whatlington

Erection of detached timber garage with tiled roof

RR/2017/1741/P Blackfriars Farm, London Road, Battle

Front & rear two storey extensions and new porch with new double garage

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RR/2017/1823/P **31 Wellington Gardens, Battle**
Single storey side extension

6. To consider planning applications received to date

[RR/2017/1290/P](#) **The Hammonds, Telham Lane, Battle, TN33 0SR**

Erection of two new detached holiday cottages

Comments: Members felt this should be refused as this is an over development within an area of AONB; the references in the application to disabled access seem weak as the bedrooms are on the first floor; the reference to RDC strategy for Tourism is not appropriate given the location of the cottages and the reference to possible employment is also inappropriate as it is unlikely this would be for a local resident.

In addition, the Highways report indicates that the oak tree is on the site line and whilst there have been no serious accidents at this site there have been several accidents identified as driver error on dry roads. This leads members to express concern regarding the safety of additional traffic to and from the site.

[RR/2017/1904/P](#) **Beeches Brook, Telham lane, Battle, TN33 0SR**

Extension of existing approved site to accommodate replacement caravan together with decking.

Comments: Members felt this application should be refused as this is over development of an AONB and there is no justification for an increase to a 3 bedroom caravan.

[RR/2017/1976/P](#) **Crowhurst Park, Telham Lane, Battle TN33 0SL**

Removal of conditions 2 & 3 imposed on RR/2011/2106/P to extend seasonal occupancy period to 11.5 months.

Comments: Members had no objection to this in principle. Cllr Jessop requested the Clerk make a FOI application to RDC to confirm how many residents of the park have permanent addresses and in addition, this figure to be provided as a percentage of the overall site unit ownerships.

[RR/2017/1977/P](#) **19 Claverham Way, Battle TN33 0JE**

Proposed extension, loft conversion with dormer and rear decking (alternative to that approved under RR/2016/2850/P).

Comments: No objection to this

[RR/2017/2019/P](#) **Stream Farmhouse, Netherfield Road, Battle TN33 0HJ**

Proposed first floor extension to provide self-contained annexe with new external stairs.

Comments: Members felt this should be refused as there is no internal linkage in the plans thus making this a separate dwelling with no provision for parking and the development would create an intrusion to the building line.

[RR/2017/2047/P](#) **1 Beech Cottages, Netherfield Road, Battle, TN33 9PR**

Single storey side extension and front entrance porch.

Comments: No objection to this.

[RR/2017/2095/T](#) **11 Falconers Drive, Battle, TN33 0DT**

T1 & T2 Oak – fell

Comments: Members had no objection to this provided the request for replacement trees from the Tree Officer is adhered to.

[RR/2017/2115/P](#) **7 Claverham Close, Battle, TN33 0JF**

Single storey rear extension.

Comments: No objection to this.

7. Report from SUSTRANS – East Sussex Cycling and Walking Strategy

Members noted the report and identified that some of the areas for the route would not be feasible as

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the railway and English Heritage had already declined the Battle Health Pathway scheme being on their land. Cllr Jessop reported he had met with David Young and Carol Harris to discuss the scheme and they had advised David of the difficulties but he had made no alterations to the Sustrans plan.

Members were keen to support routes for cyclist and pedestrians but agree this needs to be the right scheme. Suitable alternative routes which do not need land that is unavailable should be considered but concerns were raised that the Sustrans plan could be in conflict with the Health Pathway project. Members requested the Clerk invite David Young to attend a future meeting to discuss the report. Cllr Favell requested the Environment Committee be included and also that Sue Burton be invited to see where the Sustrans plan could be implemented in conjunction with the Health Pathway.

Cllr Jessop reported that the Military were able to provide the design and labour (subject to them not being needed for any conflicts) for the proposed bridge that forms part of the Health Pathway, this was 2 years ago and although this had not been taken forward it might be able to use this as part of any route. The Council would need to provide necessary materials.

8. Request for a ramp at Mountjoy/Bowmans Lane

Cllr Jessop advised that East Sussex County Council will not adopt this scheme as the proposed route is too steep where the steps are to be removed. As the land owners have now been identified members agreed that this request could be revisited with BLAP for a revised layout which would meet county requirements.

9. Financial Matters

- The budget to August 2017 was noted. Cllr Jessop advised he believes the allocation for Neighbourhood Plan was £4,000 not £3,000 as reported but this would be clarified. The new consultant for the NP has been appointed however Cllr Jessop advised the Government have a grant scheme operated by LOCALITY which could provide the SEA which could be used to alleviate some of the work required by the consultant. Cllr Jessop to confer with the Clerk regarding this.

- Budget recommendations for 2018-2019

It was suggested that the full cost of the Neighbourhood Plan needs to be budgeted. This needs to exclude any grant from LOCALITY in case the deadline has been missed, this should be for £10,000 including any carried over existing budgeted amount.

Cllr Russell asked if there was any update regarding car parking in Battle and would any traffic warden be funded from this committee. Cllr Jessop advised there is no decision from RDC yet so there is no further information.

Cllr Jessop advised with all counties being under pressure with funding he felt that, in time, Battle Town Council would be asked to take on some responsibilities for footpath and road surfacing repairs. To prepare for this Cllr Jessop requested members views on this to enable him to take a suggestion to Finance & General Purposes Committee. Members agreed footpath repairs would be acceptable but road surfacing could lead to unwanted insurance complications.

Members agreed it would be good for the workforce to undertake training with East Sussex Highways for working on the highway. If any duties are then in the vicinity of road signs that require cleaning this could be undertaken.

Cllr Ratcliffe requested hi viz jackets be obtained with the Council's logo to show residents who was undertaking work.

10. Matters for information / future agenda items

Cllr Jessop informed members regarding a Government consultation document entitled "Planning for homes in the right places". This document seeks to lay out guidance relating to a statement for common ground; planning for a mix of homes (including a definition of what is affordable housing) and identifies that supply should outstrip demand to reduce prices. The document identifies where levels of housing development is already being agreed an additional 40% should be added.

There is a suggestion that planning fees should be increased to cover the costs of applications, Cllr Jessop was in agreement with this as residents generally should not be required to fund developer costs via their District precept.

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Members agreed to review proposed responses compiled by Cllr Jessop by the end of October. If a further informal meeting is required to agree the responses this will be scheduled.

Cllr Russell advised he has enquired if members of the Neighbourhood Plan Steering Group could attend the forthcoming SALC planning training, the Clerk is awaiting a response.

11. Date of next meeting: Tuesday 14 November 2017

There being no further business the meeting closed at 8.55pm.

**Cllr R Jessop
Chairman**