



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 14 NOVEMBER 2017 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs R Jessop (Chairman), C Davies, M Howell, A Ratcliffe and A Russell

In attendance: Cllr J Boryer, 9 members of the public, Carol Harris (Town Clerk)

The Chairman welcomed members of the public to the meeting and invited representations; reminding those present that the Council is a purely a consultee to Rother District Council, the Local Planning Authority.

3 members of the public spoke in opposition to planning application RR/2017/2308: highlighting that although the density of dwellings has been reduced by 10 the issues of poor access, loss of trees under Tree Preservation Orders and an inadequate infrastructure remain. Concern at excess water on the site was raised. It was also suggested that supporting documents do not match the application.

1. Apologies for absence: Cllrs D Furness and J Gyngell

2. Disclosure of Interest: Cllr A Ratcliffe declared an interest in planning applications RR/2017/2150/P and 2151/L as a tenant of The Almonry. Cllr Boryer declared an interest in planning application RR/2017/2308/P as a local resident.

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

The Chairman confirmed that, as agreed at the previous meeting, he had circulated for comment a suggested response to the Government's document "Planning for homes in the right places" and then authorised the Clerk to submit on behalf of the Town Council.

5. Correspondence & communications

- Updated **enforcement list** as at 6 November 2017 was noted. The Clerk confirm that notification has been received that an enforcement notice will now be served on Forward Wells, Peppering Eye Lane in relation to the 2 caravans, stable and summerhouse.

- Members noted:

- that additional information had been received from Rother District Council in relation to **RR/2017/2019/P, Stream Farmhouse, Netherfield;**
- **report of works from Southern Water** – Temporary 40 mph speed restriction on A2100 from junction with C625 Virgins Lane to a point 100 metres north of the junction P6714 Canadia Road. From 8 January 2018 to 3 April 2018 to renew sewer mains;.
- **road closure for Saturday 25th November** for Christmas parade and lights switch on. North Trade Road roundabout to Abbey Green 1.50pm to 2.30pm and High Street, rear of Abbey Green 1pm to 6pm.

- Decisions received:

GRANTED

RR/2017/1109/P Doctors Cottage, Darwell Hill, Battle

Proposed new vehicular access

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/2016/725/P for residential development of 50 dwellings – details of landscaping and appearance, layout and scale.

RR/2017/1259/P Tollgates – Land at

Outline: Residential development of up to 63 dwellings with all matters reserved except for means of access.

Battle Town Council

RR/2017/1727/P 73 High Street, Battle

Variation on Condition 4 imposed on RR/2016/3016/P to extend hours of use to include evening opening.

RR/2017/1753/P 23 North Trade Road, land at rear, Canbury Oak, Battle

Erection of pair of detached dwellings

RR/2017/1807/P 1 Beech Close, Woodlands, Battle

Amendments to planning permission RR/2015/2718/P to include reduction in dormer size; insertion of roof windows to ground floor; internal alterations to walls to allow use of natural wood cladding and natural wood to dormer.

RR/2017/1824/T 42 Bowmans Drive

Ash & Oak – removal of excessive overhang

RR/2017/1868/T 23 Bowmans Drive, Battle

Removal of Oak tree within hedgerow

RR/2017/1977/P 19 Claverham Way, Battle

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

RR/2017/1984/T 2 Western Avenue, Little Thatch, Battle

T1 – Walnut – standard pruning & reduce crown by 25%

RR/2017/2047/P 1 Beech Cottages, Netherfield Road, Battle

Single storey side extension and front entrance porch

RR/2017/2121/T Lake Meadow, Marley Lane, Battle

Fell timber in the knotweed area, chip and burn all lop and top stacking the cordwood in long 2 metre lengths to be moved. Flush stumps low and treat with Ecoplugs to stop regrowth.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

RR/2017/1979/O Stone Cottage, Pepperingeye, Battle

Certificate of lawfulness for proposed external and internal alterations including installation of new external doors.

REFUSAL

RR/2017/1791/P Green Acres, Hastings Road, Battle

New single storey three bedroom dwelling.

PLANNING APPEALS

RR/2016/2581/P Voewood, London Road, Battle

New detached split level bungalow

RR/2017/1352/P 24c Mount Street, Battle

Proposed re-cladding of properties

APPEAL DECISIONS DISMISSED

RR/2016/2613/P Land adjacent to Kingsland, North Trade Road, Battle

Residential dwelling and double garage

7. Neighbourhood Plan Steering Group

Cllr Russell reported that the Groundwork grant application for £8965 had been successful. This will cover the new consultant's fees to completion. The Town Clerk had written to the former consultant requesting all documentation be returned and deleted from his records; this had been actioned. Sussex Association of Local Councils has been asked to arrange training on Neighbourhood Plan formation. Cllr Jessop reported that RDC now have an officer, David Marlowe that will offer advice.

8. Overflow car park project

Cllr Jessop reported that the initial indication of cost had been under £50k and a budget for this expenditure had been agreed. However, quotations have been received at far in excess of this and therefore a formal tender process must now be undertaken. Members agreed that one contractor should

Battle Town Council

be instructed to carry out the complete works. Cllr Jessop agreed to assist the Clerk on the specification for this project.

6. To consider planning applications received to date

[RR/2017/2076/L](#)

38 Mount Street, Battle, TN33 0EG

Retain opening at ground floor between 38 & 39 Mount Street. Replace UPVC rainwater goods with cast metal.

Comment: No objection to this.

[RR/2017/2142/P](#)

Corbiere, Telham Lane, Battle, TN33 0SN

Loft conversion raising ridge height and inverting dormers. Infill front extension with porch.

Comment: No objection to this.

[RR/2017/2150/P](#)

[RR/2017/2151/L](#)

The Almonry, High Street, Battle TN33 0EA

Rear extension over courtyard, new windows and internal alterations.

Comment: No objection subject to no historic features being removed.

[RR/2017/2155/L](#)

81 High Street, Langton House, Battle TN33 0AQ

Installation of air conditioning system and replacement of fascia signs.

Comment: No objection in principle to the former subject to it being installed a minimum 2m from the rooflights and placed on a timer. No objection to the latter.

[RR/2017/2182/L](#)

27 Hastings Road, Starrs Green House, Battle TN33 0TA

Reinstatement of chimney to south-eastern corner of house, serving original kitchen fireplace.

Comment: No objection to this.

[RR/2017/2251/P](#)

1 Netherfield Court, Netherfield Road, Netherfield, Battle TN33 9PX

Conversion of existing double garage to games room/gym.

Comment: No objection to this.

[RR/2017/2281/P](#)

29 North Trade Road, Sea View, Battle TN33 0HS

Proposed extensions and loft conversion with new roof.

Comment: No objection to this.

[RR/2017/2306/P](#)

87 North Trade Road, Hadfield, Battle TN33 0HN

Proposed demolition of conservatory and erection of a single storey side extension to form living area. Proposed flue for wood-burning stove.

Comment: No objection to this.

In response to a concern in relation to wood burning stoves, the DTC was asked to identify any developing policies being offered by Wealden DC or other parishes.

[RR/2017/2332/P](#)

West Brow, Telham Lane, Battle TN33 0SW

Demolition of existing conservatory with replacement single storey extension. Amendments to existing roof to form new bedroom, en-suite and dressing rooms, including new glazed gable structure as a replacement for existing terrace. Amendments to existing east facing dormers to form one larger dormer.

Comment: No objection to this.

[RR/2017/2340/P](#)

Sunnyside, Canadia Road, Battle TN33 0LR

Replace existing wooden porch with new Masonry construction.

Comment: No objection to this.

[RR/2017/2384/P](#)

Telham Farm - Land at, Hastings Road, Battle TN33 0TP

Outline: Erection of six dwellings, access drive and parking.

Battle Town Council

Comment: Members supported a refusal as this falls into the strategic gap. There is also insufficient entrance or egress access to the site on a busy road. The Committee recommended that allegations of toxic dumping also requires investigation.

The Chairman invited Cllr Boryer and District Cllr Kirby-Green to speak on the following item. They acknowledged the reduction in density of dwellings and that any development within the area would increase the traffic flow, which was felt to be during school start and finish times, but that there is a requirement for housing in this area. Cllr Kirby-Green suggested that an appeal would be difficult to defend and that Criminal Parking Enforcement will be introduced in the future to impose restrictions. She also highlighted that residents are in favour of the provision of affordable housing.

[RR/2017/2308/P](#) **Darvel Down - Land at, Netherfield, Battle TN33 9QF**

Outline: Erection of 25 dwellings.

Comment: The Committee agreed unanimously to support a refusal of this application as: an inappropriate site due to access; loss of trees under Tree Preservation Orders; inadequate services eg drainage, utilities etc; and lack of infrastructure availability.

[RR/2017/2385/P](#) **26 Hastings Road, Wildshaw, Battle TN33 0TA**

Two storey front extension, single storey side extension, removal of existing conservatory and single storey rear extension.

Comment: No objection to this.

[RR/2017/2390/P](#) **North Trade Road - land South of, Battle**

Outline: Erection of 29 dwellings including affordable housing, parking, cycle parking, sustainable drainage, associated landscaping and creation of new access off North Trade Road.

Comment: No objection to this.

9. Criminal Parking Enforcement and representative to attend meeting at The Town Hall, Bexhill

The Chairman reported that Cllrs Dixon and Field had identified suggestions for parking restrictions throughout the town: pay and display on the High Street at a nominal cost with meters sympathetic to the conservation area. Cllr Davies recommended that Norman Close have a restricted parking ban between 10-12 rather than all day. This was agreed by Members.

10. Finances

- The **budget to 30 September**, as attached, was noted.
- **Members agreed to recommend to F&GP for the 2018/19 budget:**
 - £2000 footpaths
 - £6000 overflow car park (repayments on £90k loan)
 - £5000 Neighbourhood Plan contingency: not to be carried forward in future years

11. Matters for information / future agenda items

- Footpaths
- Steps to ramp at Mountjoy/Bowmans Drive

12. Date of next meeting: Tuesday 12 December 2017

There being no further business the meeting closed at 9.35pm.

Cllr R Jessop
Chairman