



Battle Town Council



MINUTES of the PLANNING & TRANSPORT COMMITTEE held on
TUESDAY, 11 July 2017 at 7.30pm at The Almonry, High Street, Battle

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

In attendance: 4 members of the public, Jane de Garston ((T) Deputy Town Clerk)

1. **Apologies for absence** – Cllrs Gyngell and Russell

2. **Disclosure of Interest** None.

Cllr Jessop advised the committee that he had sought advice from SSALC and as his property does not adjoin the proposed development site at Tollgates there is no conflict of interest preventing him chairing the Tollgates application/discussion.

3. **Minutes of the previous meeting held on 13 June**

These were approved and duly signed by Cllr Jessop

4. **Matters arising from previous meetings, not on this agenda** - None

5. **Correspondence & communications**

- Cllr Jessop reported on 2 items of correspondence received, both were noted by the committee; A member of the public had reported a difficult journey, by bicycle, from Battle Station to Claverham School. Maps had indicated this was a journey of 12 minutes but due a lack of safe segregation for cyclists and the narrow High Street he had dismounted and pushed his bike. A Battle resident had raised a request that RDC consider free parking for residents between certain hours in Mount Street car park or a reduced price for permits following receipt of a letter requesting residents not park on the yellow lines in the High Street. Cllr Jessop commented that this had already been raised with RDC without any successful outcome.
- Notification of a Planning Appeal in relation to application RR/2016/2613/P Kingsland – land adjacent to – proposed residential dwelling and double garage was noted
- The updated enforcement list as at 3 July 2017 was noted.
- Decisions received and noted

GRANTED

RR/2017/425/P **Reeves Cottage, Kane Hythe Road, Battle**

Proposed barn.

RR/2017/763/P **Little Garth, Caldbec Hill, Battle**

Erection of single storey gabled side extension. New windows and render all facades. Permeable resin bonded gravel hardscaping.

RR/2017/844/O **Coppshall Cottage – Land south of, Lower Lake, Battle**

Existing lawful development certificate for land used as residential garden.

RR/2017/873/L **Frederick Thatcher Place, North Trade Road, Battle**

Take down & re-build of an approximate 4000mm length of defective original stone retaining wall on the east boundary.

RR/2017/881/P **Netherfield Place Farmhouse, Netherfield Road, Battle**

Basement addition. Conversion of existing garage & ground floor extension. Ground alterations. First floor alterations. Roof conversion including dormers and rooflights.

RR/2017/943/P **2 Old Post Office Cottages, Darwell Hill, Battle**

Replacement garage and summerhouse with new combined double garage and garden room.

RR/2017/933/P **Abbey Court, Battle**

Replacement of all existing timber framed windows with new uPVC framed double glazed windows with sizes, style and colour to match existing.

RR/2017/984/P **11 Virgins Croft, Battle**

Loft conversion and rear extension (alternative proposal to /2016/1558/P)

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RR/2017/1083/P **2 Beech Cottages, Netherfield Road, battle**

Single storey side extension and two storey rear extension

RR/2017/1154/O **7 Knights Meadow, Battle**

Garage conversion and extension to parking area.

6. Consideration of planning applications received to date

RR/2017/1232/P

West View, Oakhurst Road, Battle TN33 0JL

Addition of first floor with rooms in the roof. New roof provided.

Comments: No objection to this

RR/2017/1259/P

Tollgates - Land at, Battle TN33 0JA

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

Comments: 4 members of the public were invited to comment on this application. All expressed concerns regarding access to and from the site. The road is 4.8m wide at the site entrance, refuse lorries and deliveries already have issues with access, especially at school times. The application does address this or indicate that construction vehicles and emergency services, in particular fire engines and specialist fire fighting vehicles, would adequately be able to access the site and future houses. The traffic assessment that was undertaken by the applicant was not carried out during peak traffic times.

The infrastructure is not adequate, this area already has poor internet, frequent power cuts and issues with drainage/sewerage as the pumping station is at capacity.

Bev marks had submitted a report regarding the footpaths and cycling access to this development. Cllr Jessop advised that this information would be for the detailed planning application and is not required at this outline stage.

The committee discussed all points raised and agreed with the public views. The committee OBJECTS to this application on the following grounds:

- ❖ There are insufficient infrastructure facilities in the general area to support any medium to large scale developments,. The electricity supply frequently fails, the sewerage treatment plant is at capacity, the doctors surgeries are at capacity, the local roads are often clogged and the A271 is daily reduced to a slow crawl along with the High Street; the broadband is one of the slowest in the country and the local schools are at capacity. **So this application fails on RDC policies OSS2 (v), BA1 (viii) - even though CIL payments will be received, these will not make any early contribution to the lack of infrastructure and SRM2 (i).**
- ❖ The width of Tollgates is only 4.8m at the end of the road where the access to the proposed development is located. Problems already exist in refuse wagons needing to drive over the grass verges which could damage the services in those verges. When extensions have been built where access has been via Tollgates, builders lorries and skip lorries have also ridden over the verges. Parking is frequent on the road for both residents and for delivery and collection of children to and from Claverham College. Most of Tollgates is 5.5 m wide and there are already problems; the site entrance would be only 4.8m. **So this application fails on RDC policies OSS3 (ii), OSS4 (ii) and BA1 (viii)**
- ❖ The site is in the AONB and it is noted that the ESCC Landscape Architect objects to this scheme on the loss of landscape and the encroachment of development towards the historic town centre. Battle Town Council supports the comments in total that the Officer has made. It is also noted that two badger setts have been seen on the site by residents. The scheme would result in a loss of Grade 2 agricultural land. **This application should fail on RDC policies OSS2 (vii), BA1 (IX), RA2 (viii), RA2 (i) and EN5 (ix).**
- ❖ Any development of this site would have an adverse effect upon the existing residents. It is noted that this scheme is proposed only in outline with access to be decided at this time if approval is intended but to have a density suggested of 63 units on the site will not reflect the character of the existing housing which are of low density and largely single storey. **So this application should fail on RDC policies OSS4 (v) and RA3 (iv).**
- ❖ No clear indication of the minimisation of cross-town traffic from the scheme has been offered nor the way that integration of cycle or pedestrian movements are proposed. This should be clear at

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the Outline stage. The figures used by the developer's consultants are now six years out of date and it is recognised that any rural area is heavily dependant upon own use personal vehicles due to the lack of reliable and frequent public transportation services. The standard figures used by the consultant to justify the level of car movements is too low and does not pay any attention to the fact that many home owners / renters now have commercial vehicles as well as cars kept at their homes so increasing the level of journeys by one household in any day. **This application should fail on RDC policy BA1 (ii).**

- ❖ **Finally, it has been noted that the emerging Battle Neighbourhood Plan survey returns showed that only smaller schemes – 20 units or less – would be wanted to limit the impact on the infrastructure.**

RR/2017/1280/P

1 Stream Farm Cottages, Netherfield Road, Battle TN33 0HH

Front and rear extensions.

Comments: No objection to this

RR/2017/1285/P

Oaklea, Marley Lane, Battle TN33 0RB

Demolition of existing dwelling and erection of a replacement dwelling.

Comments: The committee felt this application should be refused due to the lack of provision for parking.

RR/2017/1352/P

24, 24A, 24B & 24C Mount Street, Battle TN33 0EG

Proposed re-cladding of properties.

Comments: The committee felt this application should be refused as the new facias are not in keeping with the area. The committee identified that the cladding needed replacing but this should be undertaken using a suitably treated wood.

RR/2017/1398/P

Darwell Beech Farm, Darwell Hill, Battle TN33 9QL

Erection of a detached garage.

Comments: No objection to this.

RR/2017/1417/P

Mandalay, Battle Hill, Battle TN33 0DA

Erection of chalet bungalow.

Comments: The committee felt this application should be refused due to the lack of provision for parking.

RR/2017/1418/L

81 & 82 High Street, Battle TN33 0AQ

Plasterboard infill of the opening at the party wall adjoining No.81 and No.82. (Retrospective)

Comments: No objection this

RR/2017/1465/P

Bowmans, Saxonwood Road, Battle TN33 0EY

Two-storey rear extension and relocated balcony.

Comments: No objection to this

RR/2017/1466/P

1 Coronation Gardens, Battle TN33 0DN

Proposed first floor extension to existing annexe.

Comments: The committee discussed this application at length due to the previous application (reference 2017/429/P). This application should be refused as the Committee feels that the design is now incongruous with the extension not being subservient to the existing building

RR/2017/1487/P

4 Parkridge Mews, Caldbec Hill, Battle TN33 0FP

Proposed conservatory

Comments: No objection to this

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7. To receive a report from the SLR meeting held on 5 July 2017

The (T) Deputy Town Clerk provided a precis of the minutes as these are in draft format. Minutes will be circulated once agreed with ESCC.

8. Matters for information / future agenda items

- Detail regarding number of Enforcement Officers with RDC
- Brede parish Council are a good example of building affordable housing in Brede. Cllr Ratcliffe requested this be discussed in case a similar scheme could be undertaken once the council has competency.
- Air pollution. Cllr Ratcliffe requested an update on this following previous discussions.
- Cllr Davies enquired if signage could be arranged requesting vehicles turn off their engines whilst waiting at the level crossing on Marley lane – Cllr Jessop requested (T) DTC contact ESCC to request a joint funded purchase for this.
- Several complaints have been raised regarding the height of the grass on the statue roundabout. Cllr Jessop advised this had been discussed with the safety auditor at the point of the planting. Discussions have also taken place with the local police. It is not felt that the planting creates a safety issue as drivers should be using due care and attention on their approach to the roundabout and following driving laws with regard to giving way to traffic from the right.

8. Date of next meeting: Tuesday 8 August 2017

There being no further business the meeting closed at 8.40p.m.

**Cllr R Jessop
Chairman**