



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 11 SEPTEMBER 2018 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs J Gyngell (Chairman), G Favell, M Howell, A Ratcliffe and I Williams.

In attendance: Cllr P Fisher, Bev Marks(BM) (Footpath advisor), C Harris (Town Clerk), 2 members of the public.

1. **Apologies for absence:** Cllrs A Brown, C Davies, D Furness, and A Russell.
2. **Disclosure of Interest:** None.
3. **Minutes of the previous meeting held on 14 August 2018** were approved and duly signed by Cllr Gyngell.

12. Planning application

[RR/2018/2041/P](#)

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

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

The Chairman confirmed that all Members had read comments submitted by neighbours. Salient points made by members of the public included the proposal: is a modification of a refused application; outside the development boundary; in an Area of Outstanding Natural Beauty; could set a precedent for other farms in the area; within the strategic gap; is in an area containing toxic waste.

Comment: Members agreed that there was no significant difference between the previous application and this and therefore reiterated the previous comments that the application should be refused as it falls within the strategic gap; there is also insufficient entrance or egress access to the site on a busy road. Members emphasised the allegations of toxic dumping be investigated.

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

Cllr Gyngell confirmed that she had completed the Hastings Town Centre and Bohemia Area Action Plan (AAP) consultation document on behalf of the Council, as agreed.

5. Correspondence & communications

Members noted:

- the updated **enforcement list** as at **3 September 2018**
- notification of **road closure**. C94, 10 metres either side of **Marley Lane Level Crossing**, from 23:00 to 05:00 each night from **17th November to 19th November 2018** by Network Rail to allow access and egress for rail plant and materials;
- notification of **road closure** to facilitate the **Christmas Lights Switch-on** on **Saturday 24 November** from Market Road to High Street between 1.50pm and 2.30pm;
- concern had been raised at activity at **Beech Farm Estate**: agricultural to fallow fields for pheasant shoots at various times. The Clerk confirmed that regular change of use would be required. However, there are rights to use land temporary, normally 14 or 28 days a year. The formal complaint should be registered via the RDC website for investigation.

• Decisions received:

GRANTED

[RR/2018/1459/P](#)

6 Knights Meadow, Battle

Single storey side extension with mono pitch tiled roof

[RR/2018/1582/P](#)

Netherhay, Whatlington Road, Battle

Erection of proposed cabin

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

116 Hastings Road, Battle

Single storey rear extension

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

40 High Street, Battle

Replacement of defective timber cladding to side elevation including insulation and

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replacement of front door and cill (existing door is softwood of lightweight construction and is poor quality)

RR/2018/1970/P
Battle

189 Hastings Road-Land at, Little Hemingfold Farm,

Removal of 2 spans of high voltage overhead line. Installation of single wooden pole.

GENERAL PERMITTED DEVELOPMENT APPROVAL

RR/2018/1200/PN3

Beckett House, Unit 2, Mitre Way, Battle

Notification for prior approval for a proposed change of use of a building from office use (Class B1 (a)) to a Dwelling (Class C3).

REFUSED

RR/2018/1775/P

Chantlers Shaw Yard, North Trade Road, Battle

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

RR/2018/1792/P

21 Virgins Lane, Battle

Single storey extension tot front to form garage, alterations to roof with dormer to rear roof slope. Demolition of existing detached garage.

APPEALS MADE

RR/2018/285/P

Netherhay Barn, Whatlington Road, Battle

Proposed dwelling to replace redundant barn.

6. Neighbourhood Plan Group

Cllr Ratcliffe confirmed that although there have been no meetings the project continues to move forward. He reported that it is hoped that the completion date will be attained, despite being 3 months behind the original time scale.

7. Footpath matters

BM recorded thanks to Council staff for re-fixing of the handrail at Mansers Shaw; enabling Ramblers and blind walkers to use the pathway successfully.

8. Battle Local Action Plan Steering Group

BM reminded members of the 2013/14 bid for a step free access at Battle Railway Station; Battle had been selected at priority 11 and the top 10 were actioned. He confirmed that a further funding round has started and the application has been resubmitted. BM requested that a letter of support from the Council would be appreciated and the Clerk was asked to arrange this. The Chairman thanked Mr Marks for all his endeavours.

9. Action Plan objective 2

Members agreed that there was no revision required. Document attached.

10. [Development and Site Allocations Local Plan](#)– Rother District Council

Members noted this document and had no comment.

11. Car park resurfacing

Cllr Boryer had reported that this is in hand.

12. To consider planning applications received to date

[RR/2018/1934/P](#)

25 Tollgates, Martlets, Battle, TN33 0JA

Erection of 4 detached chalet bungalows, access and parking.

Comment: Members felt that this would be overdevelopment of the site with insufficient parking provision and poor access.

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[RR/2018/1974/P](#)

High Street - Land to South West of, George Mews, Battle

Construction of two three bedroom houses.

Comment: Committee felt this would be overdevelopment of the site with inadequate parking, access and turning facilities. Further it would have a detrimental impact on residential amenities.

[RR/2018/2015/P](#) &

18 & 19 Mount Street, Battle, TN33 0ER

[RR/2018/2016/L](#)

Enlargement of existing rear extension to ground and first floor (No.18) with additional conservatory (No.19). Reconfiguration of windows and door to rear No.19. Retaining walls to landscaped garden.

Comment: No objection to this.

[RR/2018/2025/L](#)

Lake Cottage, Lower Lake, Battle, TN33 0AT

Formation of opening between kitchen and dining room

Comment: No objection to this.

[RR/2018/2036/P](#)

1 Raven Court, Battle, TN33 0DD

Two storey front extension.

Comment: No objection to this.

[RR/2018/2038/P](#)

2 Asten Fields, Battle TN33 0HP

Proposed single storey garage and front enclosed part of canopy. Rear single storey extension and external alterations.

Comment: No objection to this.

[RR/2018/2075/P](#)

Fortina, Virgins Croft, Battle, TN33 0JJ

Proposed garage and loft conversion including roof extension with side dormer and front and rear gables.

Comment: Members felt that this would be overdevelopment of the site with inadequate parking and out of keeping with neighbouring properties.

[RR/2018/2089/P](#) &

Cedarwood House, Hastings Road, Battle, TN33 0TG

[RR/2018/2090/L](#)

Two storey 11 bedroom extension to the rear of Cedarwood House with glazed links. Associated landscaping works to both front and rear of the existing building, to include parking, an ambulance bay and bin stores.

Comment: No objection to this.

[RR/2018/2094/P](#)

Covertside, Powdermill Lane, Battle TN33 0SZ

Variation of condition 2 imposed on RR/2016/160/P to allow additional front door.

Comment: Members noted that this application is not within the Council's boundary and therefore made no comment.

[RR/2018/2104/P](#)

8 North Trade Road, Oakmead, Battle TN33 0HB

Proposed single storey rear extension, first floor side extension, loft conversion and detached garage. Reconfiguring internal layout.

Comment: No objection to this.

[RR/2018/2132/P](#)

32 Battle Gates, Battle TN33 0JD

Proposed two storey rear extension.

Comment: No objection to this.

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13. Finance

The budget report at 31 July 2018 was noted, as attached.

14. Matters for information / future agenda items

- Action Plan Objective 3
- "Yard" signs

15. Date of next meeting: Tuesday, 9 October 2018

There being no further business, the meeting closed at 8.30pm.

Clr G Gyngell
Chairman

DRAFT