



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday, 27 February 2013 at The Almonry, High Street, Battle at 7.30pm

Present: Cllr R Jessop - Chairman
Cllrs: R Bye, Mrs M Howell, Mrs M Kiloh and Mrs S Pry.

Mr Blackwell and Mr Widenka were present for the discussion relating to application RR/2013/245.

- 1. Apologies for Absence** – Cllrs Mrs P Fisher and M Palmer.
- 2. Disclosure of Interest** – None.
- 3. Minutes of the previous meeting** held on 27 February 2013. Cllr Mrs Kiloh proposed approval of the minutes, seconded by Cllr Mrs Pry. This was agreed and they were duly signed.
- 4. Matters Arising from Previous Meetings** – None.

5. Correspondence & Communications

The **enforcement cases** list was noted. The Clerk drew attention to the latest information relating to Beeches Brook and Greenacres Farm which indicates that no further action is being taken or that there has been no breach of planning control. He was asked to continue to monitor progress in relation to other old cases.

The **latest list of decisions** was noted as attached.

An appeal has been made against the refusal of permission to erect a boundary fence at **Stonepit Wood, London Road (RR/2012/1897)**.

Cllr Jessop said that he had discussed the **local flood risk management strategy** with the County's Flood Risk Manager at a meeting of the East Sussex Association of Local Councils. He summarised the discussions, with particular reference to a questionnaire which the Council has been asked to complete. There are no matters of particular concern and the Committee accepted Cllr Jessop's offer to liaise with the Clerk and complete the questionnaire on behalf of the Council.

The Committee were invited to offer topics for discussion at the **next SLR meeting**. Cllr Jessop asked that the problem of **gravel at Tollgate House** be raised again and that the discharge of **water from the banks in Powdermill Lane** should be raised. Though not an SLR item Cllr Mrs Pry asked whether there had been any progress regarding the creation of a **hardstanding at the entrance to the woods at Darvel Down**. The Clerk said that this had been reported to the enforcement team at Rother and he will chase up.

6. To Consider Planning Applications Received to Date

RR/2012/2532/P

2 Battle Hill

Removal of single storey concrete garage on property and construction of single storey wooden shed of the same dimensions upon the original concrete footprint (part retrospective).

Comments: No objection to this.

RR/2013/150/P

Great Wood Place, Marley Lane

Ground floor rear extension projecting from existing integral double garages which are in the

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process of being converted into a kitchen.

Comments: On balance the Committee felt that the design of the proposed extension would not fit comfortably with the existing building. In particular the large vaulted window would be out of sympathy with the buildings mock Tudor style and the proposed roof line would create an aesthetically displeasing break in the ridgeline. By a majority of 3-2 it was agreed to object for these reasons.

RR/2013/245/P Lassen – land rear of, 56-58 High Street

Development of a row of five residential dwelling houses.

The meeting was adjourned while Mr Blackwell and Mr Widenka explained, on behalf of the residents of Old Mill Walk, why they are opposed to this application. The objections were numerous and various covering the density of the development; the design of the proposed building; access issues and, perhaps most importantly, the impact on the general amenities of those living close by not least the loss of privacy. The residents will be submitting to Rother a full and detailed statement of objection and asked that the application be referred to Rother's Planning Committee for final decision.

Cllr Jessop thanked Mr Blackwell and Mr Widenka for their comments and reopened the Committee meeting.

Comments: In discussing the application the Committee had particular regard to policy GD1 in the adopted Local Plan several aspects of which are pertinent. Considerations relating to the impact on the amenities of adjoining properties, respect for the character of the area and the setting within the conservation area are all referred to in that Policy and the Committee agreed that in each respect the proposals fail. Despite what is said in the supporting documentation the Committee felt that the close proximity of the proposed buildings to existing properties would undoubtedly reduce the quality of life for the occupiers of those properties including being overlooked, even from the ground floor of the proposed buildings. Intrinsicly the development itself failed to provide adequate garden space and the bulky design, without pitched roofs, would be completely out of character in terms of its relationship with nearby buildings and the conservation area generally. Vehicle access onto the High Street would also be a concern. For all these reasons the Committee strongly oppose the application.

RR/2013/246/H Lassen – land rear of, 56-58 High Street

Demolish modern brick wall on land rear of 56-58 High Street

Comments: No objection to this.

RR/2013/258/P 1 St Johns Cottages, Netherfield Hill

Creation of off road parking and erection of associated retaining walls.

Comments: No objection to this.

RR/2013/378/P Station Yard

Permission to display 15 cars for sales purposes.

Comments: No objection to this.

7. Matters for Information/Future Agenda Items – None.

8. Date of Next Meeting: Wednesday, 13 March 2013

The meeting closed at 8.35pm.

Cllr Jessop
Chairman

