



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 13 AUGUST 2019 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs J Gyngell (Chairman), A Brown, C Davies, G Favell, M Holmes, M Kiloh, A Russell, D Wheeler.

In attendance: B Marks (Footpaths Advisor), 4 members of the public, B Newman (Battle Area Community Transport), H Pearce (Gillings Planning), C Harris (Town Clerk).

Public Question Time

Mr Blackwell (secretary of Old Mill Walk Management Company) had submitted a written letter of objection to planning application RR/2019/792/P – rear of 56-58 High Street, which had been circulated to Members. He highlighted the concerns: impact on light to properties in Old Mill Walk; adverse impact visually; and dangerous vehicular access across public footpath.

1. **Apologies for absence:** None.
2. **Disclosure of interest:** None.
3. **Minutes of the previous meeting of 9 July 2019** were approved and duly signed by Cllr Gyngell.

4. Battle Area Community Transport

Bryn Newman (BN) was welcomed to the meeting. He reported that BACT are a non-profit making charity that provide regular local transport and some flexible services to surrounding villages. BN confirmed that there are now 4 buses driven by volunteers, coordinated by a paid, part-time office manager. East Sussex County Council provide 75% funding and advise on regular routes. He advised that a car scheme for hospital transport had proved unsuccessful. Fundraising for a replacement bus is ongoing and additional volunteer drivers are always welcomed.

The Chairman thanked Mr Newman for updating the Council and confirmed its continuing support for the scheme.

5. [RR/2019/1597/P](#) **61 & 63 North Trade Road, Battle TN33 0HW**

Demolition of existing buildings and erection of a 70-bedroom care home (within Use Class C2), with associated works including access, parking, and landscaping.

- Hannah Pearce (HP) representing **Gillings Planning** was welcomed to the meeting. She confirmed that Perseus are developers of care schemes and Barchester Healthcare will run this proposed facility for those with acute nursing care needs. HP reported that Government guidance allows for the units to be included in housing provision and that research had identified a shortfall of 50 beds in the catchment area. She confirmed that consultation had resulted in a design of the frontage including a drop in level to reduce impact from the road. The proposal includes parking for 24 vehicles for staff and visitors. The Clerk was asked to forward the AECOM design code to Gillings Planning.
- **Comment:** No objection to this although Members would endorse priority for places in the home, and jobs, to go to local residents. Consideration to the proposed Greenway should also be included.

17. In consideration of interest from members of the public, the Committee agreed to discuss the following item out of order:

[RR/2019/792/P](#) **56-58 High Street - Land to the rear of, Battle TN33 0EN**

Construction of 3no. 1 bed dwellings with associated car parking, cycle storage and amenity garden

Battle Town Council

RR/2019/1355/P

Marbat, Marley Lane, Battle

Variation of approved scheme RR/2019/241/P to propose alterations of house and garage to include an infill extension to the rear of the dwelling together with the addition of a door and a log store to the garage.

RR/2019/1453/P

1 The Laurels, Darwell Hill, Netherfield, Battle

Proposed single storey rear infill extension

REFUSED

RR/2019/869/P

Springwell Cottage, Whatlington Road, Battle

Proposed double carport to front garden

RR/2019/1128/P

Two Coarse Barn Farm, Uckham Lane, Battle

Conversion of garage into a two bedroom holiday cottage with car parking and extended garden curtilage

- **Southeastern** had notified of a current consultation on the [changes to timetable](#). This closes on 9 September.

8. AECOM Design Code – This was deferred to the next meeting.

9. Footpath matters

Bev Marks confirmed that the permissive path signs at Mansers Shaw had been erected. He reported that, despite several notifications to ESCC, the dead elm trees at FP82, close to Battle & Langton School had not been removed. The Clerk was asked to speak to the ES Footpaths Officer.

10. Strengthening Local Relationships

Items to be submitted for the next meeting on 25th September 2019:

- Poor condition of signs on 1066 Country Walk;
- Reintroduction of roadworks notifications;
- Reducing footway due to vegetation on: A2100 between Netherfield Road and Virgins Lane, and Marley Lane between crossing and Coronation Gardens.

The Clerk was asked to report the misuse of blue badge on the roundabout area at Marley Lane junction.

11. Environmental policy relating to East Sussex Highways road closure

A frustrating email exchange between the Council and ES Highways in relation to the A2100 London Road closure had been circulated. Members noted that a **Freedom of Information Act request** for a copy of the Environmental policy was invited by ES Highways. The Clerk confirmed that Cllr Field had been asked to intervene and that, if unsuccessful, a FoI was proposed. This was agreed.

12. Battle roundabout

Following a suggestion from a member of the public, Councillors were invited to consider an appropriate name for the High Street roundabout. **Members agreed that 1066 Roundabout should be submitted to Rother District Council for consideration.**

13. Declassification of A2100 High Street

The Clerk was asked to research which other roads in the East Sussex area had been successfully reclassified and the process for this.

Battle Town Council

14. Consultations:

- High Weald Residential Design Guide consultation [the High Weald AONB website](#) Members agreed that this appeared to be consistent with the Council's strategies. The Clerk was asked to forward a copy of the proposed Design Code to the High Weald AONB.
- Consultation on Changes to Rother District Council's [Housing Allocations Policy](#) Members noted the content and had no comments.
- Main Modifications to the Proposed Submission Development and Site Allocations (DaSA) Local Plan. This was noted.

15. Action plan

This was noted, as attached. The Clerk was asked to research if S106 Agreement funds could be obtained for the Steps to Ramp project and the costs for a landscape architect to produce plans of the area.

16. Training for planning Committee

Information on scheduled Sussex & Surrey Association of Local Councils training and private training offered by a RDC consultant had been circulated. The benefits and costs of each were discussed. Members agreed that bespoke training would be more valuable and could be shared with other local Councils. The Clerk was asked to research interest and course content.

17. To consider planning applications received to date

[RR/2019/995/P](#) **115 North Trade Road, Beech Trees, Battle TN33 0HN**

Erection of fence. (Retrospective)

Comment: No objection to this.

[RR/2019/1499/P](#) **Battle Golf Club, Netherfield Hill, Netherfield, Battle TN33 0LH**

Proposed change of use and alterations of clubhouse to form four holiday lets and managers accommodation.

Comment: No objection subject to: all signage relating to Battle Golf Club being removed; no late night parties permitted; charging points for electric vehicles installed; pedestrian awareness signs at entrance/exit.

[RR/2019/1526/P](#) **Kenwards Yard, Battle TN33 0AE**

Proposed reconstruction of 4 dilapidated garages to form 2 double garages.

Comment: No objection to this.

[RR/2019/1564/HRN](#) **Kesma, Norman Close, Battle TN33 0BD**

Removal of hedge due to being dead and unsightly on Marley Lane side, replacement with wooden fence over 1 metre. **This notification is for information only.**

Comment: Noted.

[RR/2019/1565/P](#) **High Views - Land Adjoining, Loose Farm Lane, Battle TN33 0TG**

Change of use of existing agricultural land, for stationing of 2 mobile homes for residential purposes by gypsy family members, together with provision of communal utility/day-room. Extended family members linked to adjoining high views approved gypsy site.

Comment: Members felt unable to make a decision on this application due to lack of clarity and guidance from Rother District Council on aspects relating to gypsy sites.

Battle Town Council

[RR/2019/1566/P](#)

21 Claverham Way, Battle TN33 0JE

Proposed alterations including garage conversion, replacement roof tiles and tile-hanging, and raised patio to rear.

Comment: No objection to this.

[RR/2019/1582/P](#) &
[RR/2019/1583/L](#)

Ittington Manor Farm, London Road, Battle TN33 0LS

Proposed Link and conversion of stable outbuilding to form Utility & Boot Room.

Comment: No comment as not in Council's area.

[RR/2019/1585/P](#)

21 Virgins Lane, Battle TN33 0JH

Alterations and conversion of existing detached garage to summerhouse.

Comment: No objection in principle subject to the removal of the toilet facility.

[RR/2019/1592/T](#)

The Deanery, Caldbec Hill, Battle TN33 0JY

T9 - Sycamore - fell piecemeal to ground level - in advanced decline. T8 - Beech - fell piecemeal to ground level - upper stem decay.

Comment: Members support the felling of T9 – Sycamore. However, T8 – Beech tree option 1 the reduction and reshaping of the crown by approximately 3-4m is requested.

[RR/2019/1613/P](#)

Property to the SE of Campfield, Powermill Lane, Battle TN33 0SY

Construction of dwelling, landscaping, parking and gardens (to replace dwelling approved under RR/2019/450/PN3).

Comment: No objection to this subject to the removal of the wood burner, in accordance with zero carbon proposals.

[RR/2019/1777/P](#)

The Old Barrack Inn, Whatlington Road, Battle TN33 0JN

Conversion of existing garage building to form residential dwelling with associated alterations including addition of roof dormers and widened vehicular access

Comment: No objection to this.

[RR/2019/1793/P](#)

29 Asten Fields, Battle TN33 0HP

First floor side extension with cladding to first floor.

Comment: No objection to this.

[RR/2019/1798/P](#)

32A Mount Street, Senlac Veterinary Centre, Battle TN33 0EG

Proposed demolition of existing store building and construction of new extension to existing examination area, including new store rooms.

Comment: No objection to this.

[RR/2019/1802/O](#)

White Hart Barn, Darwell Hill, Netherfield, Battle TN33 9QH

Certificate of Lawfulness for use of existing building as a single dwelling house.

Comment: Members agreed by a majority to raise no objection to this.

18. Finance

- The budget report at 30 June 2019 was noted, as attached.
- Members agreed that the Neighbourhood Plan budget should be transferred to the Admin budget.

19. Confidential item – The updated enforcement list as at 5 August 2019 was noted.

Battle Town Council

20. Matters for information / future agenda items

- AECOM Design Code
- Declassification of A2100

21. Date of next meeting: 10 September 2019

There being no further business, the meeting closed at 10.10pm.

Clr J Gyngell
Chairman

DRAFT