



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 12 FEBRUARY 2019 at 7.30pm at The Almonry, High Street, Battle

Present: Cllrs A Brown (Chairman), C Davies, G Favell, A Ratcliffe and A Russell.

In attendance: B Marks (Footpaths Advisor), District Cllr K Field, 6 members of the public, J de Garston ((t)DTC), C Harris (Town Clerk).

- 1. Apologies for absence:** Cllrs D Furness, J Gyngell, M Howell.
- 2. Disclosure of Interest:** None.
- 3. Minutes of the previous meeting held on 8 January 2019** were approved and duly signed by Cllr Brown.

The Chairman suspended Standing Orders to allow members of the public to speak on the following item.

12. To consider planning application

RR/2019/158/P Watch Oak House - Land adjacent to, Chain Lane, Battle TN33 0HG

Outline: Erection of three dwellings, access and parking.

Members of the public highlighted the poor access and suggested inaccuracies relating to description of the area as garden and not countryside. The Chairman requested that the solicitor be reminded that BTC are not decision making authority and that traffic flow figures quoted looked incorrect. Cllr Field agreed to notify Council if RDC appoint a site visit.

The Chairman reinstated Standing Orders.

Comment: Members acknowledged the revised application is for fewer units but felt that it does not address the previous objection of access issues. The legal position concerning the right of way to the proposed site from the eastern end (A2100) of Chain Lane was highlighted. The Committee therefore supported a refusal of this proposal.

4 members of the public and Cllr Field left the meeting at this point.

- 4. Clerk's report** – nothing to report, not included within the Agenda items.

5. Correspondence & communications

Members noted:

- updated enforcement list as at **4 February 2019**. The Clerk was asked to clarify if this report is confidential;

- Decisions received:**

CERTIFICATE OF LAWFUL USE

RR/2018/3082/O Campfield, Powdermill Lane, Battle

Certificate of lawfulness for an existing use of former garage building as self contained offices falling within Class B1(a) use.

REFUSED

RR/2018/3029/P Denton House, Hastings Road, Battle

Proposed dwelling

6. Neighbourhood Plan Group

Cllr Ratcliffe confirmed that he will be resigning as Chairman of the group with effect from 31 March. He reported that policies are being worked on and will be discussed at the next meeting; a new timeline has been published on the website; and that landowners are being contacted by the

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(t)DTC.

7. Footpath matters

Mr Marks reported that ESCC Rights of Way have agreed in principle to the replacement of a stile for a gate at Powdermill Lane / 1066 Walk. This will be funded by Ramblers.

The Clerk confirmed that ESCC Rights of Way had approved the dedication of the footpath at Mansers Shaw to a public footpath subject to confirmation that Council will provide a minimum of 5 low way-marker signs and agree to regular checks and maintenance. No recommendation to improve the bridge at the northerly start point was made. **Members agreed to recommend to Full Council that the footpath be dedicated a public footpath and that 5 way-marker signs be purchased.**

8. Potential projects for RDC CIL funds

As Chairman of BLAP, Mr Marks had circulated a list of proposed large scale projects, for consideration by Council, for submission to Rother District Council. He confirmed that the four schemes had fully community support. Members agreed that all Councillors be invited to discuss items that should be prioritised for consideration by RDC. This was arranged for Tuesday 19 February at 6.30pm. *(Post meeting note: I recommend that this be postponed to Tuesday 5 March, due to the half-term holiday)*

9. Action Plan

As this had not been circulated prior to the meeting, it was agreed to defer to the next meeting.

10. Steps to ramp project

As reported to the previous meeting, a request from Optivo had been received for a payment of £100 to consider the acquisition of land required for this project. The Clerk highlighted the period of time this has taken and recommended that this be paid to enable the project to move forward. **Members agreed to pay £100 from Footpaths maintenance (4500) to Optivo for the application to purchase land.**

11. SLR meeting 20th February

Members requested that ESCC investigate:

- leaning tree trunks on the bank on A2100 London Road, to the rear of Bowmans Drive;
- footpath repairs that have been left proud and may therefore be trip hazards – opposite above area;
- broken kerbstones at junction of Virgins Lane / Whatlington Road. Suggest widening splay to enable large vehicular access without mounting the kerb.

12. To consider planning applications received to date

[RR/2018/3155/P](#)

Beauchamp Place, Whatlington Road, Battle, TN33 0NA

Replace rear conservatory with single storey extension. Front porch. Garage conversion and internal alterations.

Comment: Members noted that this had already been approved. The Clerk was asked to clarify why no comment was requested.

[RR/2019/8/P](#)

Battle Service Station, Battle Hill, Battle, TN33 0BN

Replacement fuel tanks and associated pipework etc. Replacement paving, jet wash, vacuum and air/water machines. Extend service yard. Improve parking and layout.

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Comment: No objection in principle. However, Members felt that consideration should be given to improved turning area for farm vehicles entering the one way system at the rear of the site and noted the lack of sufficient turning room for longer farm vehicles to do so. For safety reasons, additional lighting to the rear should be provided. In light of the increased traffic volumes this proposal will generate, it was suggested that a contribution to improved crossing facilities should be made by the applicant. The Committee would like confirmation that the external ATM would still be available during works.

[RR/2019/57/P](#)

47 Hastings Road, Battle, TN33 0TF

Proposed single storey wrap around extension to side/rear.

Comment: No objection to this.

[RR/2019/80/P](#)

16 Claverham Way, Battle, TN33 0JE

Front extension and loft conversion with hip-to-gable roof extension, roof light windows, rear dormer and garage conversion.

Comment: No objection to this.

[RR/2019/82/P](#)

64 Hastings Road, Downs View, Battle ,TN33 0TE

Proposed roof extension and alterations to roof lights.

Comment: Members support a refusal of this application as out of keeping with the street scene and suggested that a Sussex hip roofline might be more acceptable.

[RR/2019/153/P](#)

Tellis Down, North Trade Road, Battle, TN33 9LJ

Proposed ancillary building with decking to provide overspill living accommodation, extension to garage to form carport, outbuilding for storage, pergola to rear of dwelling and external staircase to existing balcony.

Comment: The Committee felt that this is overdevelopment of the site with insufficient information on its ancillary use and should therefore be refused.

13. Finance

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

14. Matters for information / future agenda items

- Proposal to amend how the Committee considers applications – Cllr Brown

The Clerk highlighted the amended proposal for Marbat, Marley Lane RR/2019/241 that may require comment via email, prior to the next meeting.

Concern was raised at the dangerous parking of vehicles on double yellow lines at Caldbec Hill. This will be raised at Full Council.

15. Date of next meeting: Tuesday, 12 March 2019

There being no further business, the meeting closed at 8.55pm.

**Cllr A Brown
Chairman**