



Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on
TUESDAY, 8 JANUARY 2019 at 7.30pm at The Almonry, High Street, Battle

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

In attendance: Cllr P Fisher, B Marks (Footpaths Advisor), District Cllr K Dixon, 3 members of the public, C Harris (Town Clerk).

1. **Apologies for absence:** Cllr M Howell.
2. **Disclosure of Interest:** None.
3. **Minutes of the previous meeting held on 11 December 2018** were approved and duly signed by Cllr Gyngell.
4. **Clerk's report**
 - Subsequent to a progress report requested from Optivo, a request for a formal application for the land required for the **Steps to Ramp** project, at a cost of £100, had been received. This had been passed to BLAP Chairman and Project Coordinator.
 - Two quotes for resurfacing and marking of the Mount Street **overflow car park** had been received. These are for substitute materials and the Clerk confirmed that discussions are ongoing.

5. Correspondence & communications

Members noted:

- updated enforcement list as at **31 December 2018**
- road closure on **28 January 2019** from **9:30 to 15:30** of **C96 – Netherfield Road** from junction with P6950 Beech Farm Lane to U6625 Wattles Wish to allow **BT Openreach** to carry out cabling works
- **Tree Preservation Order TPO374** for land at Chain Lane, Battle
- **Decisions received:**

GRANTED

RR/2018/2051/A Wilmoth Citroen, Hastings Road, Battle

Proposed illuminated and non-illuminated signage to building and free-standing including 2 fascia signs, 5 totems and 3 flags.

RR/2018/2300/P The Pavilion – Battle Recreation Ground, North Trade Road, Battle

Larger replacement Pavilion incorporating café and club room with basement store.

RR/2018/2460/P 7 Raven Court, Battle

Garage conversion including single storey extensions to front and rear.

RR/2018/2784/O Ashwood House, Caldbec Hill, Battle

Lawful development certificate for existing front porch, rear study extensions and summer house

RR/2018/2786/P 4 Hampden Close, Battle

Proposed single storey extension to the side and rear of the existing dwelling

RR/2018/2736/P Somerby Farm, Whatlington Road, Battle

Proposed extensions and alterations.

REFUSED

RR/2018/2462/P 13 Abbots Close, Battle

Demolition of existing garage. Erection of 1no 2 bed dwelling and erection of new detached garage.

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An email suggesting that some **shop front signs** in the town are not in keeping for a conservation area had been received. The Clerk was asked to confirm to the writer that we do carefully consider advertising applications but are consultees only.

6. Neighbourhood Plan Group

Draft minutes from the meeting held on 13 December, *as attached*, had been circulated to Members. Cllr Ratcliffe confirmed that, whilst the Plan is behind schedule, it is moving forward with advice now being received from Officers at Rother District Council. The aim is for Regulation 16 to be reached by September 2019. Discussion is ongoing with the Consultant prior to releasing further funds. Mr Marks reported that the Local Green Spaces analysis had been updated and will be presented to the Council for consideration for long term action.

The Chairman thanked the four Members of this Committee for their continued work on this important project.

7. Footpath matters

BM confirmed there was nothing to report at this time.

8. Action Plan objective 6

This was agreed, as attached.

9. 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 could see no difference in this re-submission and therefore reiterated their previous comment: overdevelopment of the site with insufficient parking provision and poor access.

[RR/2018/2923/P](#)

Courtland, Battle Hill, Battle TN33 0BN

Single storey extensions to side and rear. Roof extensions with dormers and roof lights to front and rear. Rear first floor balcony. Extension and conversion of garage. New front fence.

Comment: No objection to this.

[RR/2018/2985/P](#)

Tollgates - Land at, Battle

Reserved matters relating to residential development for 63 dwellings (outline permission RR/2017/1259/P): appearance, layout, scale and landscaping.

Comment: Whilst there is no objection in principle to the proposal, Members felt that revisions were needed to address: footways that are not supported by a road being 2.5m wide; shared access areas across roadways should have distinct pedestrian priority markings, perhaps by different colour or texture; all shared pathways should be a bound surface, not gravel; bollard lighting installed to mitigate light pollution; and the area designated for 15 parking spaces, close to the affordable housing at centre, should be broken up to make a less solid impact, to ensure the creation of a high quality public realm, landscape setting and architectural quality to the development in accordance with Policy EN3 and EN1 of the Rother District Local Plan Core Strategy. This site is within the High Weald Area of Outstanding Natural Beauty. The design, layout and visual impact of this proposed development is of utmost importance. Therefore, as the height of houses has a visual impact on the landscape, single-storey dwellings should be on higher (north-east) ground and two-storey dwellings on lower (south-east) ground. It was noted that the designs are unimaginative and lacking in Sussex characteristics; these should be amended to be

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more sympathetic to the local area. Members highlighted the need for the flood risk to be addressed prior to works commencing.

RR/2018/3082/O Campfield, Powdermill Lane, Battle TN33 0SY

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

Comment: No objection to this but RDC should be encouraged to seek and upload to the website the substantiating evidence referred to in the application.

RR/2018/3096/P Hammonds, Caldbec Hill, Battle TN33 0JS

New house design to replace the approved house RR/2017/2615/P.

Comment: No objection to this.

RR/2018/3109/T Abbey View, Caldbec Hill, Battle TN33 0JS

T2 Oak - 30% crown reduction.

Comment: Members felt that this should be refused as there is insufficient detail and no physical evidence of tree distress or damage.

10. Finance

The **budget report at 30 November 2018** was noted, as attached.

The Chairman invoked Standing Order 3.3 for the following confidential item and members of the public, excluding Cllr Dixon, were asked to leave the meeting.

11. Blackfriars

Cllr Dixon updated Members on the progress of proposals for the Blackfriars site. He highlighted that a public consultation will be available shortly.

Cllr Dixon left the meeting at this point.

12. Matters for information / future agenda items

Cllr Ratcliffe reported on a **Heritage High Street fund** of £55m that required bids by end March 2019. He agreed to forward the information to the Clerk.

The proposed **Strengthening Local Relationships** meeting for Wednesday had been postponed. Any items for the forthcoming Agenda should be forwarded to the Clerk.

13. Date of next meeting: Tuesday, 12 February 2019

There being no further business, the meeting closed at 9.55pm.

Cllr J Gyngell
Chairman