



Battle Town Council



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

Present: Cllrs J Gyngell (Chairman), A Brown, C Davies, G Favell, D Furness, M Howell, 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:** None.

2. **Disclosure of Interest:** None.

3. **Minutes of the previous meeting held on 8 January 2019** were approved and duly signed by Cllr Brown.

4. **Clerk's report**

- An indication from Optivo that they do not own the land for the **steps to ramp project** has been contested and a response is awaited.
- Research is ongoing for the agreed marking out and restoration of the surfacing at the **overflow car park**. A request to provide **steps** between the overflow car park and public footpath had been received. Members agreed that this should be considered within the scheme or as a possible CIL project.

5. **Parking issues and declassification of A2100**

Item postponed to a future meeting.

6. **Correspondence & communications**

Members noted:

- appeal against enforcement notice in respect of **1 & 2 Lamberts Cottages, Battle Hill, Battle, TN33 0BL** (issued March 2018);
- approval of reserved matters for application **RR/2018/2985/P** – Tollgates Reserved matters relating to residential development for 63 dwellings (outline permission RR/2017/1259/P): appearance, layout, scale and landscaping;
- temporary road closure at Marley Lane level crossing 01.00 to 04.00 on 12 and 13 May 2019 to allow Network Rail access to deliver and collect materials for track maintenance;

• **Decisions received:**

GRANTED

RR/2018/2297/P

Telham High Farm, Telham Lane, Battle

Variation of conditions 3 and 4 imposed on RR/2018/177/P to allow the annexe to be occupied by a family member or as a holiday let.

RR/2018/2980/P

Le Rette Cottage, Netherfield Hill, Netherfield, Battle

Proposed rear extension and associated amendments to the existing building.

RR/2019/57/P

47 Hastings Road, Battle

Proposed single storey wrap around extension to side/rear.

RR/2019/82/P

64 Hastings Road, Downs View, Battle

Proposed roof extension and alterations to roof lights.

RR/2018/3155/P

Beauchamp Place, Whatlington Road, Battle

Replace rear conservatory with single storey extension, front porch and internal alterations.

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RR/2018/2615/P

Beach Farmhouse, Beech Farm Lane, Battle

Erection of tennis court.

Confirmation that Rother District Council's (RDC) outline planning application for the construction for the **new road at Blackfriars** is now ready for submission. It was noted that bus companies will be unable to use this road. The Clerk was asked to confirm the indicative number of houses on the scheme.

A request to present proposals for a **new care home for the elderly** on North Trade Road by Perseus Land had been received. Members agreed to invite them to the next meeting. The Clerk was asked to ensure a maximum of 10 minutes was emphasised.

7. Neighbourhood Plan Group

The draft minutes, as attached, had been circulated to Members. Cllr Ratcliffe confirmed that he will be stepping down from the group after this week's meeting and Cllr Howell will become Chairman. He reported that this week's meeting will include the consultant. The Clerk was asked to ensure that full accounts are available. Cllr Russell advised that AECOM will not be reclaiming unspent grant on condition that it is placed in an Ear Marked Reserve(EMR) for the Neighbourhood Plan.

8. Footpath matters

Mr Marks(BM) reported that Ramblers are awaiting an invoice from ESCC Rights of Way Team for the replacement of a stile for a gate at Powdermill Lane / 1066 Walk. He confirmed that Ramblers had objected to the development proposal at Chain Lane as walkers would be diverted into scrub land to enable vehicle access. BM advised that wiring from the Great Barn vineyard at Marley Lane crosses the footpath and this information had been submitted to the Appeal Inspectorate.

9. Community Infrastructure Levy funds

Items suggested included steps for the overflow car park; support for the Netherfield enhancements to parking areas and recreation grounds; provision of safer walking ways including zebra crossing improvements. Members were reminded to forward any further proposals to the Clerk.

10. Action plan

The Clerk was asked to remove completed items and add specific months to timescales. It was agreed that training on planning matters should be arranged for after the May elections and Annual Meeting.

BM agreed to arrange a footpaths familiarisation walk in July with the Ramblers.

11. Website page

Members requested that "Representations should last no longer than 10 minutes" and "The Town Clerk should be notified of an intention to speak" be added. Any further suggestions should be sent to the Clerk.

12. Proposal to amend how Committee considers applications

Members debated a proposal to amend how the Committee discuss planning applications and agreed, by a majority, to continue with the existing method. This will be reviewed if meeting times consistently extend.

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13. Strengthening Local Relations

The draft minutes from meeting of 20th February had been circulated, as attached. The Clerk was asked to again report drain issues at Marley Lane, between level crossing and Coronation Gardens, and Telham Lane, between Youngs and Rookey Wood; the latter has been covered by tarmac.

14. To consider planning applications received to date

[RR/2019/112/P](#)

Sheppard Place, Flat 4, London Road, Battle, TN33 0ET

Raise the existing rear decking to F.F.L and installation of timber ramp & paved level platform & new wider door set.

Comment: No objection to this.

[RR/2019/222/P](#)

Oaklea - Land adjoining, Marley Lane, Battle

Formation of vehicular access and drive to serve Oaklea.

Comment: This application had been considered via email and no objection had been raised.

[RR/2019/231/P](#)

Cherry Orchard, Canadia Road, Battle, TN33 0LR

Proposed annex extension with decking over.

Comment: Members felt that this was overdevelopment of the site with no detail of need and should be refused.

[RR/2019/241/P](#)

Marbat, Marley Lane, Battle, TN33 0RB

Proposed dwelling and garage.

Comment: No objection to this.

[RR/2019/277/P](#)

34 Bowmans Drive, Battle, TN33 0LU

Proposed infill extension at ground and first floor at front of dwelling with side windows.

Comment: No objection to this.

[RR/2019/284/T](#)

5 Netherfield Way, The Retreat, Netherfield, Battle, TN33 9PZ

T1 Oak - Reduce by 1 metre. T2 Oak - Reduce branches by 1.5 to 2 metres.

Comment: Committee noted that there is no justification for this work and felt a more detailed map, or photo, would have been helpful.

[RR/2019/287/P](#)

Punch Bowl Farm, Whatlington Road, Battle, TN33 0NA

Demolition of redundant barn and erection of dwelling.

Comment: Members felt that this proposal is out of keeping in this location with poor access issues.

[RR/2019/291/P](#)

143A Hastings Road, Battle TN33 0TN

Demolition of rear conservatory and erection of single storey extension and alterations to patio.

Comment: No objection to this.

[RR/2019/450/PN3](#)

Campfield-Offices at land adjacent to, Powdermill Lane, Battle,

TN33 OSY Prior notification for a proposed change of use from B1(a) office to dwelling house (C3).

Comment: No objection to this.

[RR/2019/488/P](#)

The Beeches, Netherfield Hill, Battle, TN33 0LH

Variation of conditions 2 and 3 imposed on RR/2016/2599/P to allow ancillary living accommodation to also be used as a holiday let.

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Comment: The Committee felt that there is no justification for a variation to the conditions and should therefore be refused.

15. Finance

The budget report at 31 January 2018 was noted, as attached. Members agreed that remaining funds in Footpath Maintenance (4500), Car Park Maintenance (4510) and Car Park resurfacing (4520) should be placed into relative EMRs for future expenditure on these items.

16. Confidential item – Enforcement list

The updated enforcement list as at 4 March 2019 had been circulated and was noted.

17. Matters for information / future agenda items

- Projects for the Payback Team

18. Date of next meeting: Tuesday, 9 April 2019

There being no further business, the meeting closed at 8.50pm.

**Cllr J Gyngell
Chairman**

DRAFT