



# Battle Town Council



Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on  
**TUESDAY, 9 APRIL 2019 at 7.30pm at The Almonry, High Street, Battle**

**Present:** Cllrs J Gynge (Chairman), A Brown, C Davies, G Favell, M Howell, A Ratcliffe and A Russell.

**In attendance:** District Cllr K Dixon, 4 members of the public, C Harris (Town Clerk).

*Prior to the commencement of the meeting, the Chairman invited members of the public to speak.*

It was highlighted that issues raised on the previous application for **56-58 High Street - Land to the Rear of, Battle TN33 0EN** had not been addressed.

Concern at increase in disturbance for neighbours of **Le Rette Farm, Netherfield Hill, Netherfield, Battle TN33 0LL** with additional vehicular traffic over the cattle grid was raised.

Cllr Dixon highlighted the lack of access to the railway station for the proposals relating to **Blackfriars - Land at, Battle TN33 0FL**.

1. **Apologies for absence:** Cllr D Furness.
2. **Disclosure of Interest:** None.
3. **Minutes of the previous meeting held on 12 March 2019** were approved and duly signed by Cllr Gynge.

#### 4. Clerk's report

- Communication from **Optivo** indicated the value of the land required for the **steps to ramp project** is £1,000 plus legal fees at £750. A reminder of previous agreement to offer the land for legal expenses only, in light of the community benefit, had been sent.
- A **barrier** has now been installed at the **entrance to Market Square** to **prevent parking**. Some retailers and Beautiful Battle had expressed concern at this. The Clerk confirmed that Jemsons had offered the loading bay to retailers and that the Council has new equipment that could assist with the transportation of tools and plants for BB. Members remained of the view that safety is of primary importance and that there should be no exceptions to the no parking rule.

#### 5. Correspondence & communications

- Members noted the **Planning Appeals**:
  - William the Concreter Ltd, Chantlers Shaw Yard, North Trade Road: Demolition of existing store/workshop, erection of dwelling with store/workshop/office (**RR/2018/1775/P**);
  - High Street – land to south west of, George Mews: Construction of two three bedroom houses (**RR/218/1974/P**);
  - Telham Farm – land at, Hastings Road: Outline; Erection of four dwellings, access drive and parking (**RR/2018/2479/P**);
  - The Hammonds, Telham Lane: Removal of condition 10 imposed on RR/2014/263/P to allow the building to be used as a permanent residence (**RR/2018/2479/P**).

- **Decisions received:**

**GRANTED**

**RR/2017/2390/P**

**North Trade Road – land south of, Battle**

Outline: Erection of up to 25 dwellings including affordable housing, parking, cycle parking, sustainable drainage, associated landscaping and creation of new access off North Trade Road.

**RR/2017/2664/L**

**4 High Street, Battle**

Repairs to existing conservatory.

**RR/2018/1934/P**

**25 Tollgates, Martlets, Battle**

Erection of 4 detached chalet bungalows, access and parking

**RR/2018/2774/P**

**Forest Lodge, Netherfield Road, Netherfield, Battle**

Construction of first floor extension to the side and rear of the property and conversion of attached

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garage.

**RR/2019/112/P**

**Sheppard Place, Flat 4, London Road, Battle**

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

**RR/2019/153/P**

**Tellis Down, North Trade Road, Battle**

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.

**RR/2019/277/P**

**34 Bowmans Drive, Battle**

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

## 6. Neighbourhood Plan Group

Cllr Howell reported that the website should be updated shortly. She confirmed that much progress has been made and the consultant is now required to check all the data. Cllr Russell advised that land allocations will go public on 4 May and a presentation will be made to Full Council. Cllr Brown reported that letters will be issued to land owners imminently to gauge interest.

## 7. Footpath matters

The footpaths adviser had confirmed that the ESCC/Ramblers **stile to gate project** at Powdermill Lane/Telham Lane junction/corner on FP96 will be completed shortly.

## 8. Action plan

The Chairman and Clerk were asked to include timescales and dates to the document for the next meeting. Amend Objective 5 to "Encourage better use of the existing footpaths and footways by ensuring their appropriate maintenance by all means possible in order to encourage a healthy lifestyle and add "Annual inspection by members of the P&T Committee of footpaths in need of repair, as advised by the Ramblers".

## 9. Overflow car park

The Clerk confirmed that three contractors had been approached for resurfacing and marking of parking spaces. None were willing to provide a quotation for timber markers on the basis of deterioration and safety issues. Quotes for marking had been received for:

- regulate existing hardstanding and build up dips/low areas with type 1, railway sleepers for marking at £9,664;
- re-grade of area with type 1 stone, Granite sets for marking at £24,970;
- bituminous tac cote to pothole area, compact with macadam, screed potholes with fibre reinforced liquid asphalt, white thermoplastic markings at £5,495.

The Clerk was asked to confirm with the lower priced contractor for discussion at the next meeting:

- the guarantee period for the works;
- whether directional arrows could be strategically provided to ensure a clockwise access/exit;
- the additional cost for resurfacing, with MOT or equivalent, the drivable area;
- if it is possible to put chevrons on areas not to be parked in.

## 10. SLR meeting 22 May 2019

Items suggested for the agenda:

- frequency of litter clearance of verges on A21 and A2100;
- schedule of repair for potholes on A2100;
- unacceptable responses to drain issues at Marley Lane from crossing to Coronation Gardens;
- potentially dangerous large tree trunk on A2100 between roundabout and Watch Oak;
- trees at Marley Lane blocking light to properties at Marley Gardens;
- the overdue work to roundabout at Powdermill Lane junction;

Thanks for work to clear drain at Telham Lane.

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## 11. To consider planning applications received to date

[RR/2018/3024/P](#)

[RR/2018/3025/L](#)

**Le Rette Farm, Netherfield Hill, Netherfield, Battle TN33 0LL**

Conversion of existing stone outbuilding, barn store and stables to form four holiday let units with additional mezzanine communal area within the main barn complex and replacement ground floor livestock area. Internal and external alteration to a stone outbuilding to allow use as an annexe to main house.

**Comment:** Members had no objection in principal but suggest that, to lessen the impact on neighbours, the cattle grid be re-sited. The EPSM licence should also be obtained prior to development.

[RR/2019/792/P](#)

**56-58 High Street - Land to the Rear of, Battle TN33 0EN**

Construction of 3no. 2 bed dwellings with associated car parking, cycle storage and amenity garden space.

**Comment:** Members felt that this was overdevelopment of the site and two houses on the plot with parking provision would be preferable.

[RR/2019/604/P](#)

**Blackfriars - Land at, Battle TN33 0FL**

Outline: Detailed proposals for a spine road to serve residential development, with vehicular access off Harrier Lane and The Spinney, with Master Plan for up to 220 dwellings and associated works.

**Comment:** Members objected to the proposal as it felt that serious consideration must be given to enabling direct access from the proposed development to Battle Station in order to maximise connectivity.

*3 members of the public left the meeting at this point*

[RR/2019/508/P](#)

**Darwell Hill - Woods Behind, Netherfield, Battle TN33 3QL**

Construction of a tool store and shelter (Part Retrospective).

**Comment:** No objection to this.

[RR/2019/529/P](#)

**5 St Marys Cottages, Battle Hill, Battle TN33 0BT**

Two storey rear extension with new windows in existing side elevation.

**Comment:** No objection to this.

[RR/2019/554/L](#)

[RR/2019/620/P](#)

**78 High Street, Battle TN33 0AG**

Internal alterations to Listed Building, proposed double door to the rear, raised decking and steps and repair of rear first floor window.

**Comment:** No objection to this.

[RR/2019/609/P](#)

**14 Claverham Close, Battle TN33 0JF**

Proposed single storey rear extension to existing property.

**Comment:** No objection to this.

[RR/2019/651/P](#)

**Primrose Cottage, Oakhurst Road, Battle TN33 0JL**

Proposed single storey rear extension.

**Comment:** No objection to this.

[RR/2019/666/P](#)

**The Meads - Land at, 12 Isherwood, Battle TN33 0EJ**

Outline: Proposed residential development of 3no. dwellings served by existing access

**Comment:** No objection to this.

[RR/2019/671/P](#)

**Beauchamp Place, Whatlington Road, Battle TN33 0NA**

Proposed extension to existing garage.

**Comment:** No objection to this.

[RR/2019/703/P](#)

**119 North Trade Road, Roundwood, Battle TN33 0HN**

Single storey rear extension.

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**Comment:** No objection to this.

## 12. Finance

- The budget report at 28 February 2018 was noted, as attached.

## 13. Projects for the payback team

This was deferred to the next meeting.

### *Confidential item*

14. The updated enforcement list as at 1 April 2019 was noted. Members felt that a letter of concern should be raised to RDC that enforcement action does not appear to be considering the Public Realm proposal document.

## 15. Matters for information / future agenda items

Asprey Homes had been in contact to offer an informal discussion on the development at Darvel Down. Members noted that the Neighbourhood Plan group will be inviting this group to a formal meeting and agreed that this is sufficient.

Gillings Planning will be holding a public exhibition for their proposals for a care home at land at North Trade Road on 1 May 2019 from 2pm at Battle Memorial Hall.

- Overflow car park
- Projects for the payback team

## 16. Date of next meeting: provisionally, Tuesday, 21 May 2019

There being no further business, the meeting closed at 9.25pm.

**ClIr J Gyngell**  
**Chairman**