



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday, 11 September 2013 at The Almonry, High Street, Battle at 7.30pm

Present: Cllr R Jessop - Chairman
Cllrs D Furness, Mrs J Gynell, Mrs M Kiloh and Mrs S Pry.

1. **Apologies for Absence** – Cllrs R Bye, Mrs M Howell and M Palmer
2. **Disclosure of Interest** – None
3. **Minutes of the previous meeting** held on 28 August 2013. Cllr Mrs Pry proposed approval of the minutes, seconded by Cllr Furness. This was agreed and they were duly signed.

4. **Matters Arising from Previous Meetings**

Land at Caldbec Hill - The Clerk reported that she had made contact with East Sussex County Council (ESCC) Estates Department explaining that **Battle Town Council (BTC) would like to take on liability for it and ownership, to keep it as an open space** and awaited a response.

The **Clerk met Mr Mike Searle, Enforcement Officer (EO) and team at Rother District Council (RDC)** to discuss the Committee's concerns about the degree of action taken. She reported that Wealden District Council had five EOs and two administrative staff. Mid Sussex District Council had three EOs with a case load of 50 cases each at any one time whereas RDC's team of three EOs without administrative help had c.150 cases each. RDC were undertaking an internal review of staffing structure and the informal consultation period was until 10 October 2013. There was a possibility that funding for one less EO might be proposed. **Councillors agreed that they should express their concerns about enforcement action being taken** with reference to this especially as such a change would dilute the effectiveness of planning enforcement in RD further and were most concerned about the message this would send to people contravening planning legislation. The Clerk had enquired about what the financial implications of reducing staffing and therefore case load would be. Planning application fees generated as a result of Enforcement work was c.£25,000 for 2012 and this would be likely to be reduced significantly if Enforcement activity reduced. Cllr Furness asked if it could be established how case loads were prioritised. All agreed that **the Chairman would write expressing Councillors concerns**.

The Clerk advised that **RDC Enforcement Team** had replied stating that they had visited the development at **28 Virgin's Lane** and were satisfied that it was compliant with the planning permission granted. Cllr Furness was concerned about whether an objection should have been made at the planning application stage since the works appeared to be more extensive than originally estimated.

5. **Correspondence & Communications**

The updated **enforcement cases** list was noted.

The latest **list of decisions** was noted as attached with no further decisions notified at the time of the meeting.

The Clerk reported **meeting Mr Malcolm Johnston and Mr Anthony Leonard and Resources Directorate Team as well as Mr Roger Comerford and the Planning Policy Team** which was very helpful for building relations and understanding of the organisation.

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During the various meetings, she gathered contacts for the Chairman to contact regarding the further queries re the necessary scope of the Tier Two groundwater survey for the proposed Cemetery extension, to be passed to the Chairman to follow up and had usefully run through the District's Core Strategy and Battle Town Plan.

Regarding **RDC car parking charges** income from Battle and the district generally, Councillors wished to confirm how the revenue was spent by RDC and this could also be asked in a letter.

6. Strengthening Local Relationships

Notes were circulated at the meeting for information and are attached to these Minutes.

7. To Consider Planning Applications Received to Date

RR/2013/1691/P Battle Abbey, High Street

Resurfacing and associated works to overflow car park.

Comments: No objection in principle, however Councillors would like to know whether more sympathetic design of CCTV camera could be used, more in keeping with the location.

RR/2013/1711/P Gaynes Cottage, Netherfield Road

Proposed new two storey chalet bungalow with detached garage on land to rear and east of Gaynes Cottage.

Comments: No objection subject to Councillors' request for a condition to ensure tree planting and landscaping to compensate for recently lost tree coverage, preceding the application.

RR/2013/1712/P Netherfield Place, Netherfield Hill

Variation of condition 2 (different roof tile) and condition 4 (revised roof design to spa/gym) imposed on RR/2012/1766/P.

Comments: Objection to proposed change of roof tiles on grounds that original style, Kent peg tiles be used to remain in keeping with the overall development.

RR/2013/1721/O 2 Loose Farm Cottages, Telham

Lawful occupation of a dwelling without complying with an agricultural occupancy condition.

Comments: No objection.

RR/2013/1732/A

RR/2013/1730/L

Kings Head, 37 Mount Street

New signage.

Comments: To both applications above, objection registered to any additional lighting over and above that which is existing. Councillors note that there is some illumination (two lights) but also that the application states that there is no illumination and request clarification.

RR/2013/1736/P Flats 6 and 18, 21 to 24 Market Road

Proposed replacement windows and doors.

Comments: No objection

8. Matters for Information/Future Agenda Items

Councillors agreed that an item for the next agenda would be to consider which areas around Battle where the Council could ask the Planning Authority to consider **TPOs**.

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The Clerk drew Councillors' attention to the consultation period for modifications to the **RDC Proposed Core Strategy** document but there were no new matters upon which representations could be submitted. All were agreed that no further action would be taken.

9. Date of Next Meeting: Wednesday, 25 September 2013

The meeting closed at 8.30pm.

Cllr Jessop
Chairman



11 September 2013

Planning Application Decisions

The Town Council has been notified by Rother District Council of the following planning application decisions:

Location	Proposal	Decision
Mal Fosse, Whatlington Road RR/2013/871/P	Erect 1.8 metre high close board softwood fence along the front boundary of the property plus two 1.4 metre softwood gates. (Retrospective application).	Granted √
Pelham Lodge, Breadsell Lane RR/2013/1377/O	Use of Pelham Lodge dwelling house without compliance with condition 1 of plan no A/62/448 (agricultural occupancy).	Granted √
1 Caldbec Lodge, Uckham Lane RR/2013/1450/T	Oak (T1) – thin 25% and reshape – branch out of shape. Lift one lower branch.	Granted X
Netherfield Hill Farm, Netherfield Hill RR/2013/1518/P	Proposed single storey extension to the rear.	Granted √
2 Caldbec Lodge, Uckham Lane RR/2013/1467/T	Oak (T1) – thin by 15% and cut back from house as over roof. Oak (T2) – thin by 20% and cut back one side to reshape to allow more light to plants.	Granted √

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Land at Caldbec Hill, Battle – Summary notes for information following some research into the planning policy factors at play on this site:

Note that there is some provision/capacity through the new National Planning Policy Framework (NPPF) to designate local green space.

The site is not within the development boundary in the current saved version of the Local Development Document.

It is within the High Weald AONB although this in itself does not mean that it has automatic protection given the Inspector has called for more site allocations to meet specified needs.

Additionally, to some extent, local protection provisions already exist given the fact that the site was not a site considered suitable and allocated for potential development in the SHLA Strategic Housing and Land Availability document 2010 or recently published version for 2020. This was therefore not a site that was considered recently to be suitable and the land to the west which was looked at was also at this last stage, deemed to be too exposed /open in character to be suitable to allocate for potential suitability for development in the SHLA.

The Battle Town Study Working Group (Cllr R Jessop and S Pry? part of) is involved in the update of the Development Plan Process, that is, the 2nd part of the LDP (Local Development Plan) and which forms the site allocations study, Core Strategy being the first, more broad brush document of the two parts of the LDP. So these Cllrs will have the opportunity of monitoring the site through this process as well. This process will effectively assess sites and their uses and open spaces are included within a Site Allocation Study and plan for early in 2014.

Note also that a Rother Cabinet Resolution effectively protects the site as it is included in the Site Allocations Study. RDCouncil commissioned consultants to make a list of open spaces as part of the Council's 'Open Space, Sport and Recreation Study' 2007 and the plan attached to the link below in the email, from Roger Comerford at RDC, evidences this.

Julia Cuppini
Town Clerk
20.8.13

