



Battle Town Council



**MINUTES of a PLANNING COMMITTEE MEETING held on
WEDNESDAY, 3 MAY 2017 at The Almonry, High Street, Battle at 7.30pm**

Present: Cllrs R Jessop (Chairman), D Furness, J Gyngell and A Ratcliffe.
In Attendance: Several members of the public, Bev Marks, Carol Harris (Town Clerk)

The Chairman welcomed members and visitors to the meeting.

- 1. Apologies for Absence** – Cllr C Davies, M Howell and M Palmer.
- 2. Disclosure of Interests** – Cllr Furness declared a personal interest in Item 7 RR/2017/984/P.
- 3. Minutes of Previous Meeting held on 5 April 2017**
These were approved by Members and signed by Cllr Jessop.
- 4. Matters arising from previous meetings, not on this agenda** – None.

5. Catesby Estates Ltd – land at Tollgates

The Chairman welcomed representatives from Catesby Estates and confirmed that he would be highlighting the District Council's planning policies but that there would be no questions or comments on this proposal from the Council until a formal planning application is made; to ensure there are no prejudicial comments.

Grant Stevenson(GS) introduced Catesby Estates Ltd as a land promotion company that generally works with builders in providing land with planning permission. However, in this case, Catesby is the landowner.

Dawn Adams reported that as planning manager her role is to submit planning applications. She advised that all are welcome to a further consultation meeting at the Memorial Hall the following day. She highlighted that outline permission will be sought for 63 dwellings with many single storey homes; and 35% affordable housing as stipulated by Rother's policy. She reported that ecology and sustainability had been considered but that the proposal is work in progress.

Cllr Jessop suggested several planning policies that would need to be addressed and a proposal from Battle's Neighbourhood Plan Steering Group that 2 parking spaces per property should be carefully considered.

Several concerns relating to the impact on infrastructure and traffic were raised and James Findlay(JF) reported that traffic counts had been carried out and that access is considered to be within normal standards. JF confirmed that construction of a site this size would generally take approximately 18months. The frustration that Blackfriars has been available for development for years but that the outskirts are being targeted was expressed. It was highlighted that Rother require more development.

The Chairman confirmed that the Town Council have no jurisdiction over infrastructure nor make the decisions on planning applications; these are for Rother District Council.

The Chairman thanked Catesby Estates Ltd for their presentation.

8.30pm Catesby and members of the public left the meeting.

6. Correspondence & communications

- The updated enforcement list as at 27 April 2017 was noted.
- Decisions received and noted:

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GRANTED

RR/2016/2016/P **73 High Street, Battle**

Change of use from Class A1 to A3 use.

RR/2016/3017/L **73 High Street, Battle**

Internal alterations (part retrospective), replacement gutters, pipes and rooflight, expose bay window and insertion of extraction system.

RR/2017/431/P **Old Wellington House, Caldbeck Hill, Battle**

Proposed garden building to be used as ancillary living accommodation for family/friends.

RR/2017/748/P **7 Wellington Gardens, Battle**

Porch to front of property.

REFUSED

RR/2017/178/P **Green Acres, Hastings Road, Battle**

New single storey three bedroom dwelling.

RR/2016/3174/L **9 High Street, Battle Delivery Office, Battle**

Removal of existing part boundary brick wall to rear/side down to ground level and replace with railway sleeper.

RR/2016/3173/P **9 High Street, Battle Delivery Office, Battle**

Removal of existing part boundary brick wall to rear/side down to ground level and replace with railway sleeper.

WITHDRAWN

RR/2017/804/C **Battle & Langton School, Market Road, Battle**

Replacement of timber fencing with powder coated steel security fencing at 2.4 metres high.

- The notification of **temporary road closure of High Street & Abbey Green, Sunday 28th & Monday 29th May for the Medieval Fayre** was noted.
- An email from Battle Abbey School regarding **concerns at parking and the resultant safety issues** had been received. Cllr Furness reported on a meeting that day with the Police, District and County Councillors, retailers and Battle Abbey School at which it had been agreed that the Police will raise awareness and endeavour to re-educate drivers that park between the Fire Station and St Mary's Church; excluding the parking bays. Tickets will also be issued to persistent offenders. A joint letter will be distributed to businesses requesting their cooperation in not parking in the 20min bays.
- A request for a **litter bin** by the steps leading from Mountjoy to Bowmans Drive and Kingsmead had been received. Members felt that as this land is not within the Council's property and there is no budget available, this could not be considered. It was suggested that Cllr Field may be able to take this forward with the County footpaths team.

7. To consider planning applications received to date

[RR/2017/873/L](#) **Frederick Thatcher Place, North Trade Road, Battle TN33 0HW**

Take down & re-build of an approximate 4000mm length of defective original stone retaining wall on the east boundary.

Comments: No objection to this.

[RR/2017/906/FA](#) **Little Park Farm, Mount Street, Battle**

Proposed agricultural barn.

The Chairman invited Bev Marks to address the meeting. BM reported that the Ramblers would be putting in an objection based on the proximity to the bridleway with no apparent cattle or grassland

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in the vicinity.

Comments: The Committee object to this application on the grounds of the safety to those on the bridleway, with no justification for use and the potential traffic generation.

[RR/2017/933/P](#)

Abbey Court, Battle TN33 0TZ

Replacement of all existing timber framed windows with new uPVC framed double glazed windows with sizes, style and colour to match existing.

Comments: No objection to this.

[RR/2017/940/P](#)

14 Coronation Gardens, Battle TN33 0DW

Two-storey extension.

Comments: The Committee felt that this should be refused as an unsightly, unsympathetic extension which is out of keeping with surrounding properties. Members also raised concern at the loss of parking.

Cllr Furness repeated his personal interest in the following item.

[RR/2017/984/P](#)

11 Virgins Croft, Battle TN33 0JJ

Loft conversion and rear extension (alternative proposal to RR/2016/1558/P)

Comments: No objection to this.

8. Neighbourhood Plan

Bev Marks reported a large attendance of approx. 150-160 on each of the consultation days with comment sheets being collected. It was acknowledged that there are technical errors in the mapping and this will be redrafted. He confirmed that more help is required although volunteers had come forward and their CVs requested.

9. SLR meeting

The notes will be circulated with the agenda for the next meeting.

10. Matters for information / future agenda items

Cllr Furness reported that Battle Abbey School remain hopeful of providing further sport facilities in the future.

11. Date of next meeting: Wednesday 17 May 2017

There being no further business the meeting closed 9.15pm.

**Cllr R Jessop
Chairman**