



Battle Town Council



MINUTES of a PLANNING COMMITTEE MEETING held on Wednesday 15 February 2012 at The Almonry, High Street, Battle at 9.30am

Present: Cllr R Jessop - Chairman
Cllrs: J Carter, Mrs T Farr, Mrs P Fisher, Mrs M Howell and A Mitchell.

1. **Apologies for Absence** – Cllrs R Bye, R Harris and Mrs M Kiloh.
2. **Disclosure of Interest** – None.
3. **Minutes of the previous meeting** held on 1 February 2012. Cllr Mitchell proposed approval of the minutes, seconded by Cllr Mrs Howell. This was agreed and they were duly signed.

4. **Matters Arising from Previous Meetings**

The Clerk had established that the current **work at 63a High Street (former Woodwright's premises)** relates to a previously approved change of use (RR/2011/976).

5. **Correspondence & Communications**

The updated **enforcement cases** was noted including the additional information relating to the origination date of the complaint and dates of follow-up action such as when an application is requested. It was noted that the request for details of all the Greenacres Farm cases remains outstanding.

Early notice has been given that the **Annual Parish Planning event** will be held on **3 October at 2.00pm in Bexhill Town Hall**.

The Highways Agency have advised that the proposed **embankment repair work on the A21** just before Junction Road will now begin on 27 February for a period of 4 weeks. The working hours will be 7pm to 6am during which time traffic will be diverted through Battle.

Notification has been received of the **dismissal of the appeal against refusal of permission to build a 4 bedroom house in Hastings Road close to Greenacres Farm** (RR/2011/972).

The retrospective application relating the **decking to the rear of 12 Claverham Close** had been refused (RR/2011/2243) and an **appeal** has now been made.

The **District Council** has written to advise that, in future, **Conservation Area Tree Works Notifications** will not be advertised, though decisions will be sent to Town and Parish Councils. The only exception will be if the District Council judge that exceptional circumstances exist which would justify wider consultation. The Committee felt that, in order to secure the protection of the most important trees within the conservation area, a survey should be carried out with a view to recommending to the District Council that TPOs be made.

6. **Core Strategy**

Cllr Jessop had circulated a paper proposing the way forward in producing a Neighbourhood Plan. I doing so he had referred to a number of areas of principle which would need to be considered prior to any detailed site analysis. A brief discussion took place about the extent to which the Neighbourhood Plan should be an original document or simply something which pulls together previous work such as the Battle Town Study and BLAP. It was agreed that

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further thought would need to be given to this and the recommended procedure for producing a Neighbourhood Plan but, in the meantime, various comments were expressed on the matters of principle highlighted by Cllr Jessop. Committee Members were asked to bring their more detailed thoughts on site allocations to the next meeting.

7. To Consider Planning Applications Received

RR/2012/53/P (Del) 4 High Street

Change of use of commercial business to a residential property. (Retrospective).

Comments: No objection to this.

RR/2012/92/P (Del) Little Nodes, Marley Lane

Erection of a 2 bay oak frame garage with room above, in rear garden.

Comments: The Committee noted the amendments made to the original application and raised no objection.

RR/2012/124/P (Del) Abbey View, North Trade Road

Proposed rear and side extension to form dining room, utility, WC and extension to bedroom on ground floor. Proposed alteration and extension to roof with new dormer to front and to rear elevation.

Comments: No objection to this.

RR/2012/152/P (Del) Richards Hill, Powdermill Lane

Conversion of garage and store to self contained annexe, together with approval of design alterations of scheme earlier granted consent – RR/2007/2126/P (retrospective).

Comments: The Committee had objected to the initial application to construct the existing building which it felt would be far too large and intrusive within the AONB, unconnected as it is to the main house. They also noted that, although the District Council had granted permission, they had done so on the basis that the building should be used for garaging uses only and for no habitable accommodation. The current application is clearly contrary to this restriction and would result in the creation of a new unit of accommodation in the countryside. The Committee Members were therefore opposed to it.

8. Matters for Information/Future Agenda Items – None.

9. Date of Next Meeting: Wednesday, 29 February 2012

The meeting closed at 10.45am.

Cllr Jessop
Chairman

