

COMMITTEE DATE:	16 th December 2021
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APPLICATION NO: RR/2021/2447/P

ADDRESS: Marley Lane – land at, Battle

PROPOSAL: Construction of single detached two storey chalet dwelling with associated access.

CONSULTATIONS

Planning Notice

1 additional objection received (summarised):

- Oppose the development.
- Reasons given in refusing RR/2020/1268/P still stand.
- If permitted a rural green field will be partly built on and urbanised.
- The green field contributes positively to the rural outlook of the area.
- The assertion of the applicant that the public right of way is scarcely used is not supported by any evidence.

Correspondence received from planning agent

The planning agent has responded to the Town Council's objection (summarised):

- Appreciate the work put in by the Town Council in getting the Neighbourhood Plan 'over the line'.
- Applicant shares the same vision for Battle.
- The Town Council did not object to the previous application (RR/2020/1268/P).
- The current proposal is very similar to the previous scheme with only some landscape alterations.
- Surprised the Town Council now object to the application.
- The dwelling would not be in the Green Gap (policy HD7) of the Neighbourhood Plan.
- Only the driveway would be in the Green Gap.
- Plan provided showing where the agent believes the boundary of the Green Gap is located.

Comments

The planning agent's comments and plan of where they believe the boundary of the Green Gap is located have been considered. However, the position of the Green Gap boundary is significantly further north than shown on their plan. The boundary line would in fact cut through the position of the proposed dwelling and would thus negatively impact on the openness of the Green Gap, contrary to Neighbourhood Plan Policy HD7.

RECOMMENDATION: AS REPORT