

SITE PLAN

RR/2022/795/P

BATTLE

Kingsmead
Caldbec Hill



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Not to Scale

Rother District Council

Report to - Planning Committee
Date - 26 May 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2022/795/P
Address - Kingsmead Public Open Space, Caldbec Hill, Battle
Proposal - Installation of a brazier for the Queen's Platinum Jubilee which will be lit once on Thursday 2 June 2022 at 9:45pm.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)** (subject to expiry of the consultation period on 27 May 2022)

Director: Ben Hook

Applicant: Battle Town Council
Agent: Battle Town Council
Case Officer: Mr Sam Koper (Email: sam.koper@rother.gov.uk)

Parish: BATTLE
Ward Members: Councillors Mrs V. Cook and K.M. Field

Reason for Committee consideration: Director – Place and Climate Change referral: The application site is located on land owned by Rother District Council.

Statutory 8-week date: 24 May 2022
Extension of time agreed to: 30 May 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

1.1 The proposal is for the installation of a beacon brazier. The main issues for consideration are the effect of the proposal on the character and appearance of the area within the Area of Outstanding National Beauty (AONB) location and the impact of the proposed on neighbouring properties. The application is recommended for approval.

2.0 SITE

- 2.1 The application site is the Kingsmead Public Open Space, which is located to the west of Caldbec Hill and to the north of Battle Town Centre. It has housing to the southern side off Caldbec Hill, to the west in Bowmans Drive and part north in Dukes Hill. The location of the proposed brazier would be to the eastern side of the site closer to the path leading from Caldbec Hill. The converted Kings Mead Windmill, grade II listed, lies nearby to the east. The site lies within the High Weald AONB.
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3.0 PROPOSAL

- 3.1 This application seeks planning permission for the erection of a beacon brazier in the Kingsmead Public Open Space to commemorate the Queen's Platinum Jubilee, which will take place on 2 June 2022.
- 3.2 The proposed brazier would be located on the eastern side of the site approximately 15m in from the site boundary. The closest neighbouring properties would be "Under Mill" and "Fairings" located to the east.
- 3.3 The Beacon Brazier would comprise of a timber post with a metal brazier basket sitting on top and a metal shield below and to the side. The timber post would measure 0.305m wide and 6.2m tall with 4.4m being above ground level. The metal brazier basket would measure 1.4m wide by 1.23m high, sitting atop the timber post. The metal shield would measure 0.76m wide by 0.92m high and be extended from the side of the timber post, located below the brazier basket.
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4.0 HISTORY

- 4.1 None.
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5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN1: Landscape Stewardship
 - EN3: Design Quality
 - EN4: Management of the Public Realm
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DEN1: Maintaining Landscape Character
 - DEN2: The High Weald AONB
- 5.3 The following policies of the [Battle Civil Parish Neighbourhood Plan 2019-2028](#) (BNP) are relevant to the proposal:
- EN1: Local Green Space Designations
 - EN3: The High Weald AONB and Countryside Protection

- 5.4 The National Planning Policy Framework, Planning Policy Guidance and the High Weald AONB Management Plan are also material considerations.
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6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 At the time of writing, the planning notice has yet to expire. One letter with general comments has been received. The comments are summarised as follows:

- The exact planned location is not described in relation to existing on-the-ground reference points.
- Relationship with Public Right of Way Battle Footpath 41 and the 950th Anniversary-of-1066 tree and adjacent property boundaries is unknown.
- The potential hazard for occasional Air Ambulance use of the field.

6.2 Battle Town Council – No comments received.

7.0 APPRAISAL

7.1 The main issues for consideration on this application are:

- The effect of the proposal on the character and appearance of the locality within the High Weald AONB.
- Impact on neighbouring properties.

7.2 The effect of the proposal on the character and appearance of the locality within the High Weald AONB.

7.3 Policy OSS4 (iii) of the Rother Local Plan Core Strategy states all development should respect and not detract from the character and appearance of the locality.

7.4 Policy EN3 of the Rother Local Plan Core Strategy seeks high quality design so that development contributes positively to the site and its context.

7.5 Policy DEN1 of the DaSA states that the siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located.

7.6 Policy DEN2 states that development within the High Weald AONB should be small-scale, in keeping with the landscape and settlement pattern.

7.7 Policy EN1 of the BNP sets out local green space designated sites within Battle and states that proposals for any development on the land will not be supported other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.

7.8 The proposed beacon brazier would be located within a designated green space as set out in the BNP. In this case, the development is proposed for the Queen's Platinum Jubilee, which is considered to be a "very special circumstance" when judging against Policy EN1 of the BNP. In addition, the

development is small scale and minor in comparison to the site. Therefore, the principle of this development is considered acceptable.

- 7.9 The overall height of the beacon and brazier would be 5.78m from ground level. Its overall modest scale and location would not cause a detrimental impact on the character of the locality within the AONB location and its design would be similar to other beacon braziers in the nearby villages for commemorative uses.
- 7.10 Its retained use would not be considered to be harmful to the public space given its siting and scale, and its occasional use for commemorative events would not cause any harm to the locality.
- 7.11 *Impact on neighbouring properties*
- 7.12 The beacon brazier would be located roughly 15m from the eastern boundary of the application site. The closest neighbouring dwellings in proximity would be “Under Mill” and “Fairings” which have rear gardens and thus the separation distance between the brazier and dwellings themselves is around 30m.
- 7.13 The location of the beacon would be far enough away from these boundaries and given its infrequent use would not be overbearing or create a loss of light or outlook given its modest height. The area is public open space and while the brazier may generate additional congregations of people and thus noise closer to the dwellings than usual, given its use would be very infrequent, this is not considered to give rise to unacceptable impacts on amenity.
- 7.14 When the beacon is in infrequent use, the size of the basket and resultant fire and distance from these neighbouring gardens is unlikely to cause harm from the flames or potential smoke to their amenity space.
- 7.15 *Other matters*
- 7.16 Since first submission an additional plan has been submitted to indicate the position of the brazier. The position would not block the public footpath and its location towards the side of the field would not preclude access to the air ambulance.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposal is acceptable in terms of scale and design. It would not have any unacceptable impact upon neighbouring amenity and would not harm the designated public space or character of the locality within the AONB. It complies with Policies OSS4 (ii), (iii), RA1, EN1, EN3 and EN4 of the Rother Local Plan Core Strategy, Policies DEN1 and DEN1 of the adopted DaSA Local Plan and Policy EN4 of the BNP.

RECOMMENDATION: GRANT (FULL PLANNING) (subject to expiry of the consultation period on 27 May 2022)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Location Plan, not dated.
Amended Block Plan, received 11 May 2022
Beacon Brazier Details, not dated
Reason: For the avoidance of doubt and in the interests of proper planning.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (Paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.