

**Minutes of a Meeting of the Planning & Townscape Committee held
at the Town Hall, Rye on Monday 23 March 2015**

PRESENT Councillors Mike Boyd, John Breeds, Jonathan Breeds (Deputy Mayor), Mike Eve, Bernardine Fiddimore (**Committee Vice-Chairman** – Mayor), Shaun Rogers (**Committee Chairman**)

IN ATTENDANCE Richard Farhall – Town Clerk; Cllrs Granville Bantick and Sam Souster; Colonel Anthony Kimber – Rye Neighbourhood Plan Steering Group Vice Chairman; 6 members of the public

The meeting commenced at 6.30pm.

125 APOLOGIES

Apologies for absence – and the reason as lodged with the Clerk - were accepted from Cllr Ian Potter.

126 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There were no declarations of interest.

The Chairman adjourned the meeting for public questions/contributions. (See Appendix.)

6.40 The meeting reconvened.

127 MINUTES

RESOLVED That the Minutes of the Planning and Townscape meeting held on 23 February 2015 (PT18) be approved as a correct record and signed by the Chairman.

128 MATTERS ARISING

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Matters Arising - 64 Display of advertisements: Gilfrin Jewellers (exploring the implications of RTC applying for consent) Outstanding.

Matters Arising - 65 Bus shelters (Crownfields), Resolved 1 (seeking RDC's opinion on replacing the shelters) Outstanding.

Bus shelters - Cllrs Boyd, Fiddimore and Rogers looking into the practicalities of replacing the shelters Outstanding.

Matters Arising - 65 Bus shelters (Crownfields), Resolved 2 (ascertaining if sponsorship could be found to replace the current shelters) Incomplete.

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14 Planning Applications – Format, Resolved 1 (Suggesting to RDC that it requires applications to be accompanied by contextual visualisations) Outstanding.

14 Planning Applications – Format, Resolved 2 (purchasing an A3 printer) Outstanding.

56 Signage within Gibbet Marsh Car Park (obtaining costings) Outstanding.

65 Gibbet Marsh Car Park (asking RDC to consider removing the charges – or introducing a discounted scheme for traders and residents) Outstanding.

129 PLANNING APPLICATIONS

RESOLVED To submit the responses following to the Planning Authority:

RR/2015/475/P Rother Cliff, Point Hill, Rye
Erection of a new dwelling within an existing residential curtilage.
Applicant: Mr & Mrs Robert Stephenson, Rother Cliff, Rye
SUPPORT REFUSAL Inappropriate design; loss of amenity; unstable land.

RR/2015/464/P 12 Love Lane, Rye
Erection of conservatory to balcony, increased balcony projection.
Applicant: Mr & Mrs M Dilworth, 12 Love Lane, Rye
SUPPORT APPROVAL

RR/2015/418/P 25 High Street, Rye
Change of use of basement, ground floor and first floor from retail A1 to residential C3.
Applicant: George on High Ltd, Alex Clarke, 98 High Street, Rye
SUPPORT REFUSAL Application reads as though it is intended that the whole of the ground floor would become residential.

RR/2015/535/P 16 New Road, Rye
Proposed single-storey side extension and new vehicular access and turning space.
Applicant: Mr & Mrs M Scriven, 16 New Road, Rye
SUPPORT APPROVAL

130 COMMUNITY INFRASTRUCTURE LEVY

Members were invited to consider the Rye Neighbourhood Plan Steering Group's draft response to the CIL Draft Charging Schedule and Draft Regulation 123 List public consultation (*deadline: 27.3.15*).

Comments included: no VAT is payable currently on new build – some other form of tax (to fund infrastructure improvements) would therefore seem reasonable; CIL can be applied to smaller developments; parish councils with NPs receive 25% of the CIL receipts generated on qualifying development within their parish; even without a NP, RTC would receive 15% of the receipts.

Colonel Kimber added that there are pros and cons to CILs. RDC's latest consultation document contains two notable omissions: there is no comparison of s106 and CIL – and there is insufficient information for the reader to verify the

accuracy of the 123 List and IDP funding gap figures. He estimated that CIL could result in £300,000 being passed to RTC up to 2028.

131 RYE NEIGHBOURHOOD PLAN

www.ryeneighbourhoodplan.org.uk

Colonel Kimber spoke to the RNPSG Update – adding that:

- Version 5 of the Rye NP will be presented to a Special Council meeting for 'approval in principle' on 20 April.
- The RAT's application to add the Lower School site to the Rother Register of Community Assets had been unsuccessful; however, RAT has an understanding with Sainsbury's agent. Sainsbury's wishes to dispose of the site by 2016 and RAT has made a provisional offer around the asking price.
- At last week's MLAG AGM it was suggested that the proposed faster Javelin service could cost c£140m (which seems rather low).
- There are a number of enforcement issues that RTC might wish to take up: decluttering the Strategic Gap and the appearance (and safety) of the Grist Mill structure. The Mayor added that she had asked RDC to issue an improvement notice in respect of the latter.
- Following pressure from RDC, some levelling activity has been observed at the top end of Valley Park – which has been used for spoil.

The Mayor advised that she was about to write to the EA concerning the condition of the former Total Petrol Station.

132 DEADMAN'S LANE

(Particularly in the light of the new development at the junction with Rye Hill) Cllr Bantick asked the Committee to consider whether to make representations to ESCC and RDC concerning the need for a footway/footpath. The Highways Forum had been concerned about the safety of vulnerable road users there for some time. The developer could have been required to contribute towards a footway under a s106 Agreement. Brian Banks had advised that ESCC had no funding available and the Lane's accident record did not support intervention.

Comments included: this issue had been raised by a Love Lane resident; the developer had been required to provide a short stretch of footway to Rye Hill; Highways had stated that footfall in the Lane is too low to justify improvements; sufficient land could be CPO'd from Mountsfield; Highways has agreed to install a 'no left turn' sign opposite the exit from the new development; the bank between the Lane and the development is alarmingly steep; the owners of Mountsfield might agree to a permissive path; the installation of one-way plates would prevent traffic leaving the new development trying to access Rye Hill; such plates would create a noise nuisance; the situation could worsen if further development takes place.

Colonel Kimber advised that the developer had anticipated being required to contribute towards a footway and had budgeted £80,000.

RESOLVED To ask the Highways Authority if it has the 'no left turn' signage in hand.
Clerk

133 RYE KINO

RESOLVED To support the request that a (brown) directional sign to the cinema be installed on the lamp column at the junction of the High Street and Lion Street.

Clerk

The meeting ended at 7.30pm

Date.....

Chairman.....

Adjournment – Public Questions/Comments

RR/2015/475/P Paul King spoken to his email of 11.3.15 – summarizing his objections: the application is contrary to pre-application advice; the development proposed is inappropriate, out-of-keeping and outside of the development boundary; it would detract from the character of the area – and the application had no support from those local residents who had actually viewed the plans.

130 Community Infrastructure Levy Chris Coverdale remained of the view that CIL was, essentially, a tax on housing and would not benefit Rye. RDC's previously estimated infrastructure funding gap had been reduced from £133m to £49m. However, none of this proposed expenditure would relate directly to the needs of those occupying the new homes. If the Charging Scheme is introduced there will be a net outflow of funding from Rye of £2m over the next 13 years – and the main beneficiary will be Bexhill. RDC should stick with s106 Agreements because these are more beneficial.