

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 26 January 2015**

**PRESENT** Councillors Mike Eve, Bernardine Fiddimore (**Committee Vice Chairman – Mayor**), Heidi Foster, Shaun Rogers (**Committee Chairman**)

**IN ATTENDANCE** Richard Farhall – Town Clerk; Colonel Anthony Kimber – Rye Neighbourhood Plan Steering Group Vice Chairman; Andy Hemsley – *Rye Observer*, 3 members of the public

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*The meeting commenced at 6.30pm.*

**105 APOLOGIES**

Apologies for absence – and the reasons as lodged with the Clerk - were accepted from Cllrs Mike Boyd, John Breeds, Jonathan Breeds (Deputy Mayor) and Ian Potter.

**106 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

Cllr Foster	<b>RR/2014/3101/P</b>	<i>non-pecuniary</i>	Acquainted with applicant
	<b>RR/2014/3102/L</b>		

*The Chairman adjourned the meeting for public questions/contributions. There was none and the meeting was reconvened.*

**107 MINUTES**

**RESOLVED** That the Minutes of the Planning and Townscape meetings held on 12 January 2015 (PT14 & PT15) be approved as a correct record and signed by the Chairman.

**108 MATTERS ARISING (PT14)**

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*Adjournment (placing Rye Academy Trust's Community Assets Register nomination on the next agenda) Actioned.*

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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.*

144 Rye Railway Station (writing to Southern Railways regarding RTC's concerns about the unkempt areas of vegetation either side of the Station building) Southern Railways had advised that the area to the left of the building (facing it) would be cut back and tidied 'as part of our planned maintenance works'. Litter would be removed at the same time. The other unkempt area (right) is not leased to Southern and remains the responsibility of Network Rail. **Clerk**

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. **Clerk**

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.

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100 Charity Wishing Well (referring to full Council) Actioned – to be considered 9.2.15.

101 Public Footpath 1 (supporting the proposed extinguishment) Actioned.

**RESOLVED To bring forward consideration of item 111.**

**111 FORMER LOWER SCHOOL SITE**

Members were invited to consider whether to support the Rye Academy Trust's application for the former Lower School site to be added to the Rother Assets of Community Value Register.

*The meeting was adjourned to allow RAT Executive Head Teacher, Ann Cockerham to speak to this item.*

*RAT is seeking to add the Lower School site to the Rother Assets of Community Value Register in order to allow it 6 months to raise sufficient funds to purchase the site. The existing College is in a poor state of repair - £650,000 needs to be spent on upgrading electrical services over the next 6 years; £100,000 was spent on window replacement and £70,000 on replacing water pipes. RAT will be seeking funding to acquire the site from the Education Funding Agency and build a new school. RAT would then demolish the existing building and sell the land for housing to pay towards the development. The value of this land was likely to be higher than the Lower School site. The Sports Centre (which RAT would like to lease) would be easy to access from the proposed new College.*

*The meeting reconvened.*

It was acknowledged that whilst many parishioners would support the idea of a new College building being provided, others would be concerned that this would delay further the possibility of a 'second supermarket' coming to Rye.

**RESOLVED (Given that 4 Members only were present) To refer the agenda item to full Council.** **Clerk**

109 PLANNING APPLICATIONS

**RESOLVED To submit the responses following to the Planning Authority:**

- RR/2014/2583/P** 26a Fishmarket Road, Rye  
Replacement of existing failing retaining wall to rear garden with new reinforced cavity retaining wall plus new rock gabion retaining wall at higher level.  
*Applicant: Mark Heathfield, Goods Station Yard, Lower Road, Teynham*  
SUPPORT APPROVAL
- RR/2014/3009/P** 2 Eagle Road, Rye  
Demolition of existing lean-to and replacement with flat roof extension of similar size.  
*Applicant: Annie O'Leary, 2 Eagle Road, Rye*  
SUPPORT APPROVAL
- RR/2014/3015/P** 3 Eagle Road, Rye  
Demolition of existing lean-to and replacement with flat roof extension of similar size.  
*Applicant: Jamie Brownbill, Heathside, Sutton Lane, Ogmoresby-Sea*  
SUPPORT APPROVAL
- RR/2014/3066/L** 25 Mermaid Street, Rye  
Repair or replacement of timber window frames and casements, renewing coverings to dormer roofs. Internal damp proofing and general repairs to the fabric of the building.  
*Applicant: David North-Coombes, Farthings, Brox Lane, Ottershaw, Surrey*  
SUPPORT APPROVAL
- RR/2014/3074/P** Land to the north of – Udimore Road, Rye  
Construction of 22 dwellings. Amendments to the previously-approved outline planning permission RR/2007/2365/P and Reserved Matters permission RR/2009/1924/P.  
*Applicant: Aroncorp Ltd, Gavin Thomas, c/o Ece Planning, Brooklyn Chambers, 11 Goring Road, Worthing*  
SUPPORT APPROVAL
- RR/2014/3101/P** 58 Cinque Ports Street, Rye  
Change of use of ground floor from B1 (office) to A3 (restaurant), addition of window to rear elevation, removal of chimney breast, changes to internal partitions.  
*Applicant: Ms C Kubisa, The Rise, Horseshoe Lane, Beckley*  
SUPPORT APPROVAL
- RR/2014/3102/L** 58 Cinque Ports Street, Rye  
Works connected with change of use of ground floor from B1 (office) to A3 (restaurant), addition of window to rear elevation, removal of chimney breast, changes to internal partitions.  
*Applicant: Ms C Kubisa, The Rise, Horseshoe Lane, Beckley*  
SUPPORT APPROVAL

**RR/2015/22/P**

Chandlers Reach, Military Road, Rye

New ancillary buildings comprising gym and workshop, new dormer to main house and amended entrance gates and fences.

*Applicant: Mr J Carver, Chandlers Reach, Military Road, Rye*  
SUPPORT APPROVAL Subject to neighbours' concerns about privacy being addressed.

**110 RYE NEIGHBOURHOOD PLAN**

*([www.ryeneighbourhoodplan.org.uk](http://www.ryeneighbourhoodplan.org.uk))*

Colonel Kimber spoke to the RNPSG Update (**Appendix**) – adding:

*Steering Group* At its next meeting (4 Feb) it will be considering a draft Design Statement – hopefully RDC's observations will have been received by then. Issues that need to be addressed include the height of developments, housing density, prevalence of flat roofs etc.

*Transport* A balance needs to be struck between two prominent schools of thought – one grounded in a more 'laissez faire' approach the other seeking a high level of intervention to protect pedestrians.

*TG Community Centre* Discussions are continuing between AmicusHorizon and the Rye Partnership concerning the extent of the latter's requirement for office space within the proposed new Centre. There has been limited consultation with the community on the Centre generally.

*The meeting ended at 6.58pm*

Date.....

Chairman.....

## **Update for the Planning Committee: 26 January 2015**

At the last meeting the SG considered the first draft plan and made recommendations for changes. A design statement and an SEA are being drafted as recommended by Rother DC officers. Drafts of the first two will be considered again at the next SG meeting.

Developments since the last meeting include:

- ESCC recommendations for the Harbour Road cycle/footpath improvements go to Council on 26 January 2015 for a decision.

<http://www.eastsussex.gov.uk/NR/rdonlyres/53C8741F-E307-46B5-8DD8-256D8017B4CE/38981/Item10HarbourRoadRye.pdf>

- A meeting with Amicus Horizon has provided some details of the project to develop the former Tilling Green School site. (E Mail below).

There is little change with the following:

- Sports and Leisure Centre; Rye Academy Trust (RAT wants the contract but only if there is a subsidy from Local Authorities to enable the books to be balanced. This is now on the political agenda.
- Second supermarket? No change; many in the community would like one, but if the former Lower School Site goes back to education, which site?

-The Committee is invited separately to AGREE a bid by the Rye Academy Trust to Rother DC to list the Lower School Site as a site of Community Interest to allow them 6 months to put together a bid to secure the site for a new academy.

- Travelodge proposal to come forward; perhaps for behind Kettle of Fish.

- Future of Fred Gardham site: what is use after 2019? Is a plan necessary for ARRCC?

- Gibbet Marsh: could the use be maximised?

- Fast Javelin service: Will it come? Will it stop at Rye?

Anthony Kimber PhD  
Vice Chair RNPSG

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#### Meeting with Amicus Horizon

Dear Members, I had a valuable meeting this morning with Lisa Shead, Senior Project Manager at Amicus Horizon, at the Tilling Green Community Centre. I report below those issues which are without caveat.

After a general discussion about the protracted negotiation during 2014 between Amicus, the Rye Partnership and ESCC, some of the issues were made clear by Amicus as below.

We did not discuss the "deal" for the site, but it is known that ESCC is handling a Section 77 (Schools Act linked below) process for the disposal of the playing field associated with the site.

<https://www.gov.uk/school-land-and-property-protection-transfer-and-disposal>

For Amicus, this is the first foray into building community centres and the first into outright sale of dwellings as part of an overall project to build affordable dwellings in a viable project.

Amicus plans to develop the former Tilling Green School site with its partner Rye Partnership. Amicus will own the freehold of the site, including that of the community centre. The project is challenging, because Amicus is required to:

- build a mix of homes (affordable rented; shared ownership and outright sale) to make the project viable.
- build and fully fit out the community centre for low rent lease to and management by Rye Partnership;
- carry out drainage recommendations for the site (REACT has made specific recommendations about requirements to improve drainage between the Old Brickyard and Masons Road, which should be part of the project).

The housing mix is proposed now as 12 affordable rented apartments; 12 shared ownership dwellings and 6 outright sale dwellings = 30 dwellings. A plan will come later, but is likely to mirror that already circulated at: <http://www.ryeneighbourhoodplan.org.uk/vision-and-objectives/> [There is no proposal to build any units for the elderly (extra care units) as the unit costs are significantly more expensive to build than that for affordable dwellings (Amicus use £2k per sqm for the former and £1.6k per sq m for the latter). The higher build costs for the former would render the project non viable].

We touched onto the site design including the placing of dwellings, connectivity, sight lines, planting, car parking and access. We agreed that a visualisation of the project in context was necessary.

Amicus has yet to assess the EA's flood risk mitigation requirements, which may require sacrificial ground floor space for each building as the site is in flood zone 3. If that is the case, then buildings would need to be 2.5 or 3 level to meet the Amicus requirement. This would need to be discussed within the context of the RNP. There may be other SUDS requirements which are as yet unclear.

Project viability dictates a proposed size of the community centre as 475sq m. To meet a Rye Partnership requirement, it is likely to be two storey with offices above and community space below. (A lift would be

incorporated). We agreed that the space should be flexible and maximised for community use. Amicus will release a proposed design later. We discussed the need for wide consultation about design and future use. I suggested that work on the RNP suggests that there is a potential for more delivery of services for the west of Rye and the organisations need to be part of the conversation. Amicus suggested that this was the responsibility of the Rye Partnership.

Amicus plan to complete the planning process this year and start building in early 2016. We pledged to keep in touch.

Anthony Kimber PhD  
Vice Chair RNPSG  
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