

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 1 February 2016

PRESENT Councillors Mike Boyd, John Breeds, Jonathan Breeds (Deputy Mayor), Cheryl Creaser (**Committee Vice Chairman**), Bernardine Fiddimore (Mayor), Charlie Harkness, Pat Hughes, **Shaun Rogers (Committee Chairman)**, Andy Stuart

IN ATTENDANCE Richard Farhall – Town Clerk; Cllr Jo Kirkham, Colonel Anthony Kimber (RNPSG Vice Chairman)

The meeting commenced at 7.31 pm.

81 APOLOGIES
There was none.

82 CODE OF CONDUCT: DISCLOSURES OF INTEREST

Cllr Jonathan Breeds **RR/2015/2762/P** Runs similar business

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

83 MINUTES
RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 4 January (PT12) as a correct record of the proceedings.

84 MATTERS ARISING

Item	Status
Gilfrin Jewellers (side) - exploring the implications of RTC applying for advertising consent (community banners)	Outstanding
Seeking RDC's opinion on replacing the Crownfield bus shelters	Referred to Public Conveniences & Bus Shelters WG
Cllrs Boyd, Fiddimore and Rogers looking into the practicalities of replacing the Crownfields bus shelters	<i>See below</i>
Ascertaining if sponsorship could be found to replace the Crownfields bus shelters	Referred to Public Conveniences & Bus Shelters WG
Purchasing an A3 printer to print plans (for P+T Committee meetings)	Outstanding
Obtain costings to improve signage to the town centre within Gibbet Marsh Car Park	Outstanding
Asking RDC to consider removing the Gibbet Marsh Car Parking charges – or introducing a discounted scheme for traders and residents	Outstanding
Asking Highways to confirm it has 'no left turn' signage outside Lancaster Court in hand.	Referred to Highways Forum
Pedestrian rail crossings – supporting Edward Williams' concerns	In progress

85 PLANNING APPLICATIONS

a) For consideration

RESOLVED To submit the responses following to the Planning Authority:

RR/2015/2554/P 16 West Street, Cobble Cottage, Rye
RR/2015/2555/L Proposed kitchen and bathroom refurbishment and minor repairs to a Listed building.
Applicant: Heather Green, 'The Other House', West Street, Rye
SUPPORT APPROVAL

Cllr Jonathan Breeds did not speak – nor vote – in respect of the application following:

RR/2015/2762/P Kings Head PH, Peasmarsh Road, Rye
Variation of condition 2 imposed on RR/2013/1304/P – re-siting of holiday let.
Applicant: Mark Lilly, Cowbeach Farm, Back Road, Sandhurst
SUPPORT APPROVAL Subject to the approval of the Planning Authority

RR/2016/110/P 36 New Road, Rye
Proposed demolition of conservatory and erection of two-storey side extension.
Applicant: Mr P Carey, c/o Pump House Designs, Pump House Yard, The Green, Sedlescombe
SUPPORT APPROVAL

RR/2016/83/P 27 Winchelsea Road, Rye
Proposed alterations to existing ground floor kitchen/utility room to include re-cladding of rear wall, re-roofing existing flat roof and new roof light. New rooflights to existing pitched roof.
Applicant: Alun Stere-Jones, 27 Winchelsea Road, Rye
SUPPORT APPROVAL

**(b) Appeal: RR/ 2015/1546/P Swan Cottage, 41 The Mint, Rye
Proposed change of use from tea rooms to residential with no structural work involved.**

The Clerk reported that the applicant had appealed against the Planning Authority's decision to refuse planning consent – and that further comments could be submitted.

It was noted that RTC's original decision (20.7.15) to support approval did not accord with RTC's usual practice of opposing change of use from commercial to residential.

RDC had withheld planning consent because *In the light of any up-to-date evidence of the viability of the existing commercial unit, the proposed change of use from tea rooms to residential would result in the unjustified loss of commercial floor space to the detriment of retail and service provision in Rye.*

The Clerk advised that RTC's original decision could be reversed because 6 months had lapsed.

Members attending the meeting on 20.7.15 advised that their reasons for supporting approval included: there being limited space within the tea room (and a number of poor summers had resulted in decreased usage of the outdoor seating area); a desire not to add to the number of empty buildings in the area.

A proposal to reverse RTC's original decision was lost by 5 votes to 4.

86 RYE NEIGHBOURHOOD PLAN

www.ryeneighbourhood plan.org.uk

The RNPSG Vice-Chairman, Colonel Kimber spoke to his (tabled) update **(Appendix)** – adding/highlighting:

- AiRS's planning consultant had started to assess the draft documents.
- A local architect had been asked to provide graphics.
- Meetings to discuss the Design Statement with Diane Russell and the SEA with Roger Comerford were planned.
- Norman Kwan had emphasised that the NP policies need to be firm and clear – and that the RNPSG should be thinking about the (6-week) Regulation 14 consultation (which will be administered by RDC).
- Determination of the former TG Primary School site redevelopment application had been delayed.
- For the past 18 months, Churchill Homes has been seeking a half-acre in Rye to provide c30 executive retirement homes. It is seeking a partner to develop the former Lower School site.
- Rother's CIL Charging Schedule will become effective on 4 April.
- The two recent NP Open Events were visited by 180-200 people. The comments generated had been analysed – they largely bore out the emerging findings.

Referring to RDC's enquiry about whether a parking review would form part of the SG's work, the Mayor suggested that people should be encouraged to bring documented evidence of on street parking issues to the PCC public meeting on 3 March.

Colonel Kimber advised that there were various transport-related strands of thinking that needed to be brought together.

Colonel Kimber suggested that if the P&T Committee decides to go against the emerging findings of the RNP it should record its reasons (the draft NP seeks to protect Rye's commercial zones).

The meeting ended at 8.16pm.

Date Chairman

Update for Rye TC Planning Committee: February 2016

All points for Councillors to NOTE:

Latest Developments

	<p>Work continues on the draft papers, which remain on the website. www.ryeneighbourhoodplan.org.uk</p> <ul style="list-style-type: none"> ❖ RNP Version 7: reflects the numerous comments by the Planning Aid Consultant, AECOM. Now work is focused on: <ul style="list-style-type: none"> - the community comments from the recent public events. - the feedback from the AIRS consultant who is now examining. - drafting to tighten up the policies into three categories: "red line policies" (essential compulsory); highly desirable policies (to be neglected only after discussion and consideration) and those others to be "encouraged or supported". - incorporating improved maps and graphics, for which we are enlisting help from a local architect. ❖ The Design Statement: The latest version has been scrutinised by Rother DC officers and once amended will be incorporated into the main plan as Section 7. ❖ The Strategic Environmental Assessment (SEA) is being refined (Version 3 to Version 4) to reflect the latest comments by Rother DC officers. ❖ A Consultation Statement is being drafted to summarise who has been consulted, about what and the result. ❖ The Site Assessment Document is being revised to dovetail with the SEA and the plan, and to reflect recent comments from Rother DC officers. <p>Further expert support is being arranged by:</p> <p>AIRS: The papers have been shared with a consultant town planner who is reviewing and will comment. The cost will come from the budget.</p> <p>A Local Architect: Has agreed to help with graphics and maps. A workplan is being developed.</p>
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Ongoing work with Rother DC. A meeting to discuss progress with Rother DC Officers has just been held (29 January). There were wide discussions of all aspects of the process, including:

The Documents: There will be more comments on RNP V7 and the Design statement. Comments have been provided on the SEA. Future cooperative work will focus on:

- ❖ "Tightening" the text of the policy sections.
- ❖ Reconsidering the design statement
- ❖ Work on the Housing Needs Assessment (HNA), particularly to justify the mix.
- ❖ Seeking advice on traffic issues by consulting ESCC officers.
- ❖ Adding in elements of an Infrastructure Development Plan (IDP) to each of the site development sections. This will support the future CIL process.

[http://icm.rother.gov.uk/media/pdf/g/2/Updated Infrastructure Delivery Plan \(IDP\).pdf](http://icm.rother.gov.uk/media/pdf/g/2/Updated_Infrastructure_Delivery_Plan_(IDP).pdf)

- ❖ Considering the mandatory "Regulation 14" consultation process.

<http://www.legislation.gov.uk/uksi/2012/637/regulation/14/made>

Parking Strategy: Rother DC has asked whether there will be a holistic parking review as part of the work by the Steering Group? Concurrently the RNPSG is monitoring some specific initiatives by the Traffic Forum.

Rye Academy Trust: RNPSG is advised that work progresses on proposals for former Lower School Site.

RR/2015/2581/P Tilling Green Development Scheme: RNPSG provided a briefing note (copied with the minutes of the 35th meeting of the RNPSG) as background for the consideration by Rye TC, covering density, overall design including building height of some buildings, emergency ingress/egress, parking, need for planting to screen from existing dwellings; detailed design of the community centre and flood risk/drainage strategy. Rye TC has recommended refusal because of local concerns about several aspects covered above. We now await decisions by the LPA.

Churchill Homes. Following a letter to some citizens in New Winchelsea Rd from Churchill Retirement Homes inquiring about land and building acquisition for development of "beautiful retirement apartments", a meeting is being arranged for 1 February with the SE England Regional Director.

http://www.churchillretirement.co.uk/?infinity=gaw~00.00%20Brand%20-%20Churchill~01%20Brand%20-%20Housing~55220845933~churchill%20housing~e&qclid=Cj0KEQIA_fy0BRCwiLaQ5-iFgpwBEiQA884sOaqBk2tS7Wu9z0vFyp99zTZTRBU5rcG6ANf9NgeomXMaAo_E8P8HAQ

(Churchill specialises in open market "beautiful new retirement apartments and homes across the UK for those looking for independent senior living communities." The RNPSG has spoken to the regional director (for Kent and Sussex) who informs that they do seek a site of about half an acre to build around 30 open market new dwellings. They have already

considered several sites around Rye. A meeting is planned with the SE Regional Director to establish the facts.

As background for any discussions with Churchill, Rother officers have advised about likely CIL on the retirement homes Churchill provide. "Retirement Homes and Extra Care homes are classified as different entities and therefore charges are different (see charging schedule)."

The RNPSG has to consider whether Churchill development could be encouraged on one of the sites within Rye Parish.

CIL Proposals: CIL will be introduced on 4 April. Rother DC officers are holding briefing sessions for their Members.

Fast Rail Link: Since RNPSG provided input for the Mayor to write to Rother DC to underscore the need for Rye's case for a stopping service to be higher profile, there have been no major developments. Rother DC officers advise that they have meetings scheduled with rail authorities to discuss the proposals.

RNPSG Open Events: Two events have been held (accompanied by pieces in the Press) to update the public on progress. Results have been circulated to the RNPSG and are now on the website.

- 16 January 2016 from 9am to 2pm with the Swap Shop in the Tilling Green Centre. 150 attended; some 30 comments were received.

- 23 January 2016 from 9am to 2pm in St Mary's Centre. Around 80 attended. 20 comments were lodged.

It is proposed to hold another "mobile" event, perhaps in pubs.

Conclusion: It is intended to complete the Neighbourhood Planning process during this year. As time elapses, there is more refinement of the rules adding to the challenges of the process. From recent meetings it is clear that there is more detailed work to do, particularly to elaborate the site assessments paper, the SEA and to refine the plan itself (including the re-working of the graphics by a professional). Having enjoyed significant (subsidised) professional input, arranged through Planning Aid, some more is needed to complete the outstanding work. AIRS has set on a planning consultant to help. A local architect has agreed in principle to help with maps and graphics.

Future Events.

- **RNPSG:** The 37th meeting will be on 9 February 2016.

Anthony Kimber PhD
Vice Chair RNPSG
31 January 2016