

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 16 November 2015**

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

**IN ATTENDANCE** Richard Farhall – Town Clerk; Cllrs Justin Erswell, Rebecca Gilbert, John Izod, Jo Kirkham, Ray Prewer and Andi Rivett; Colonel Anthony Kimber – RNPSG Vice-Chairman; Peter Cosstock – HCM.

*The meeting commenced at 6.31 pm.*

**61 APOLOGIES**

Apologies for absence – and the reasons as lodged with the Clerk – were accepted from Cllrs John Breeds and Charlie Harkness.

**62 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

There were no disclosures.

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

**63 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 19 October (PT09) as a correct record of the proceedings.

**64 MATTERS ARISING**

<b>Item</b>	<b>Status</b>
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

65 PLANNING APPLICATIONS

**RESOLVED 1 To submit the responses following to the Planning Authority:**

**RR/2015/2672/P** 8 Watchbell Street, Rye  
**RR/2015/2673/L** Partial demolition of rear lean-to, alteration works to retained section.  
*Applicant: Mr & Mrs Pickering, Huntercombe, Forest Road, Newell Green, Warfield*  
SUPPORT APPROVAL

**RR/2015/2696/P** Half House – land opp, Military Road, Rye  
Proposed demolition of sub-standard garage and construction of new brickwork garage.  
*Applicant: Mr J Bennett, Half House, Military Road, Rye*  
SUPPORT APPROVAL

**RESOLVED 2 To note the comments submitted to the Planning Authority under the Clerk's delegated authority:**

**RR/2015/2494/A** 7 High Street, Custom House, Rye  
Proposed hanging sign.  
*Applicant: Harris & Rigby, 7 High Street, Rye*  
SUPPORT APPROVAL

6.35 Cllr Jonathan Breeds arrived.

66 RYE NEIGHBOURHOOD PLAN  
[www.ryeneighbourhoodplan.org.uk](http://www.ryeneighbourhoodplan.org.uk)

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

- The SG had now received a comprehensive (but valuable) review of version 6 of the Plan from the Planning Aid consultant. The comments would help to inform version 7.
- The SG had endorsed the need for a Design Statement.
- A Strategic Environmental Assessment (SEA) is being worked up with guidance from RDC; however, other expertise may be needed at a later stage.
- A number of contributors to the FB page had commented on the future of the row of 4 terraced properties adjacent to the Queen Adelaide. These do not form part of the former Lower School site sale particulars. The Rye Academy Trust is continuing to explore, with the Department of Education, the possibility of relocating to the Lower School site.
- Former TG School site: the applicant appears to have taken on board many of the comments made during their pre-application public consultations. Colonel Kimber had submitted comments on flooding and drainage as Chairman of REACT.
- A parcel of land behind Tower Street has been placed on the market – with the potential for housing, commercial or mixed use.
- (Assuming RTC is happy with the amended 'public update' format) Open sessions will be held at Tilling Green Community Centre on 16 January (when a Swap Shop is scheduled) and 23 January at the St Mary's Centre.
- The next meeting of the RNPSG would take place on 2 December.

It was agreed generally that the Plan should make provision for a supportive approach to self-build.

**67 WASTE AND MINERALS**

<http://consult.eastsussex.gov.uk/portal>

Members were invited to consider whether to appoint a Member to review the ESCC, B&HCC and SDNPA draft Waste & Minerals Site Plan (*deadline: 23.12.15*).

It was noted that the nearest area under consideration for some form of waste facility was land north of Sidley.

Colonel Kimber reported that the Neighbourhood Planning process had confirmed that there remains a desire for a local 'Bring To' facility.

*The meeting ended at 6.44pm.*

Date ..... Chairman .....

## Update for Rye TC Planning Committee: November 2015

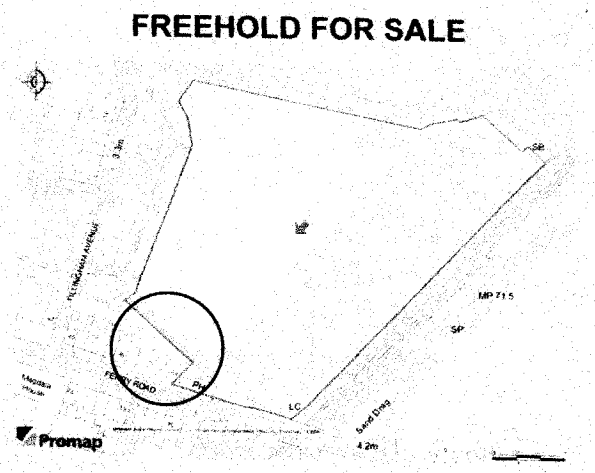
### To NOTE:

The latest on progress is below.

- **RNP Version 6:** is being revised to incorporate numerous comments from Planning Aid Consultant, AECOM. Then, once the RNPSG has agreed it will be republished on the web as V7 for further comments.
- The Steering Group has endorsed the need and structure of the **Design Statement**. The latest version will need refinement and could be incorporated into the main plan as a section.
- The **Strategic Environmental Assessment (SEA)** is being refined (Version 3 to Version 4). More work is need on the development options.
- A **Consultation Statement** is being drafted to summarise who has been consulted, about what and the result.
- A **Site Assessment Document** is being revised to dovetail it with the SEA and the plan, and to reflect comments from Rother District Council.

### Ongoing work with Rother DC.

- **Parking Strategy:** Rother DC has asked whether is to 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.
- **Gibbet Marsh:** Rother DC has advised that, should Rye wish to make proposals about Gibbet Marsh then it must examine all possible sites and then prioritize according selection criteria. There should be consultation with various authorities, EA/NR/ESCC Highways on the feasibility. Once done, then a formal approach would have to be made to Rother DC as landowner.
- **Cottages in Ferry Road:**  
There is some discussion on social media about the cottages in Ferry Rd. They are not included in the sale particulars (map below) of the former Lower School sale. Therefore their future is uncertain.
- **Rye Academy Trust:**  
Work progressing on proposals for former Lower School Site.



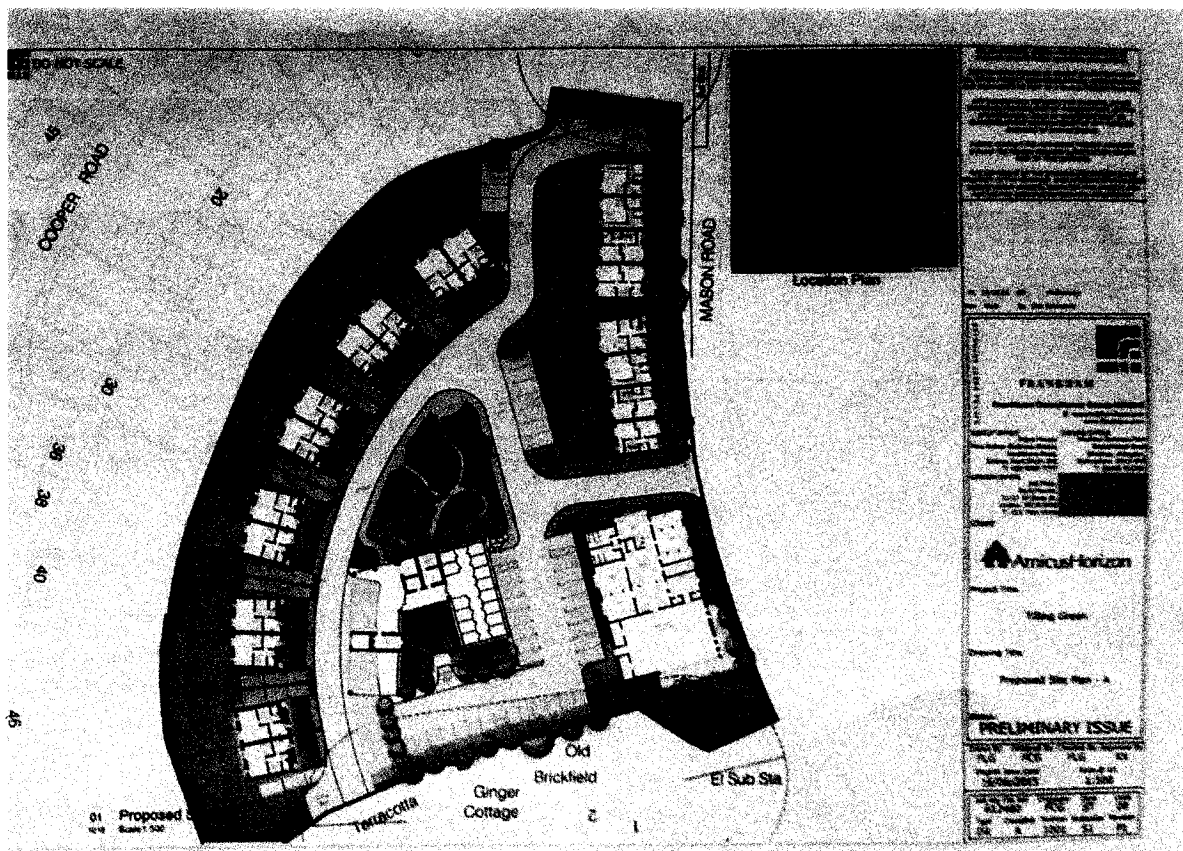
**Tilling Green Development Scheme:** The proposed "scheme" is on the Rother DC website. RNPSG has fed comments back to Amicus Horizon on development density, design including building height of some buildings, emergency

ingress/egress, parking, need for planting to screen from existing dwellings; detailed design of the community centre and flood risk/drainage strategy.

RR/2015/2581/P

Tilling Green  
Community  
Centre, Mason  
Road, Rye TN31  
7BE

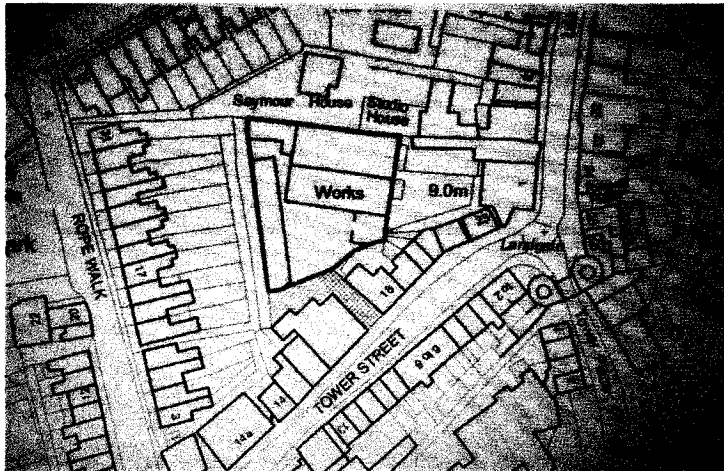
The demolition and redevelopment of  
Tilling Green Community Centre to provide  
6 x 2 bed and 14 x 3 bed houses, 9 x 1  
bed and 3 x 2 bed flats and a community  
centre with associated parking, cycle and  
bin stores.



**Fast Rail Link:** 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. Recent events seem to have focused onto Bexhill and Hastings.

**CIL Proposals:** RDC officers report that work continues on the CIL charging schedule. It is expected to be adopted next year.

**Tower Street:** Large parcel of land behind Tower St for sale for £750k.



**AGREEMENT Sought.**

**Self Build:** In the RNP we have a general policy to encourage self build. The Consultant suggests that we could go further as other Neighbourhood Plans have. For instance, we could allocate sites for self build. A short paper is enclosed for which AGREEMENT is sought.

**RNPSG Open Events:** Two events are being planned to update the public on progress.

-16 January 2016 from 9am to 2pm with the Swap Shop in the Tilling Green Centre

-23 January 2016 from 9am to 2pm in St Mary's Centre

**Conclusion:** There is still much work to do on the RNP to elaborate the site assessments paper; form up the SEA and to refine the plan itself. Having enjoyed some professional input, more is needed to complete the detailed outstanding work. This is being examined. By doing so we would be better prepared for scrutiny, examination and possible challenge.

Anthony Kimber PhD  
Vice Chair RNPSG

Enclosure:

1. Self Build in Rye – A Proposal

## **Enclosure 1 - Self Build in Rye**

### **Introduction**

For 2013 onwards, through our consultative events, some people have indicated strong support for self-built and custom-built homes in Rye. In this type of development, new homes are built either by the future homeowner themselves (self build), or to their specification by a small developer or local builder (custom build).

There are a number of different ways this can be achieved and more information can be found on the National Self Build website (<http://www.nasba.org.uk>).

### **Potential Benefits**

There are a number of benefits to this type of development model when compared to conventional development:

- Better quality homes.
- More individual and contemporary architecture (but the style must still in accordance with local planning policy).
- Cheaper to build than to buy the equivalent.
- More likely to be undertaken by local residents – thereby enhancing a sense of community.
- More likely to include sustainable and green technology.
- Homes that are tailored to the needs of their owners.
- More likely to involve local contractors in the construction.

### **What should the Rye Neighbourhood Plan say about this?**

In the draft plan, we already have a general policy which encourages this type of development, but there is potential to go further. We could designate a certain percentage of all new developments (over a certain size) as custom build. If we could find a landowner to agree, we could designate a specific site as being suitable only for custom build projects.

If we were to adopt this policy, there would be the potential for groups of people to come together and purchase the land in order to then undertake their own self-builds. These could become mixed community self-build projects which result in a range of housing depending on individuals' desires and resource. The overall buying-power of a group of people would be far greater than an individual and this model therefore has the potential to compete with the larger developers when bidding for land. Selling to the local community may also be a more attractive option for local landowners.

To gauge interest there could be Self-Build Register of Interest on the website. We would then use the register to determine whether the Plan could go further with this policy and may be able to start negotiations with landowners.

Any questions on this issue should go to the RNPSG via its contact page on [www.ryeneighbourhoodplan.org.uk](http://www.ryeneighbourhoodplan.org.uk)

