

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 4 January 2016**

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

**IN ATTENDANCE** Richard Farhall – Town Clerk; Cllrs Justin Erswell, Rebecca Gilbert, John Izod and Andi Rivett; Colonel Anthony Kimber (RNPSG Vice Chairman)

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*The meeting commenced at 6.30 pm.*

**75 APOLOGIES**

Apologies for absence – and the reason as lodged with the Clerk – were accepted from Cllr Shaun Rogers.

**76 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

There were no disclosures.

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

**77 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 14 December (PT11) as a correct record of the proceedings.

**78 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

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

**RR/2015/2933/O** 65-81 Winchelea Road – land at rear, Rye  
**Certificate of lawfulness** of existing development in respect of the following: Use of access on to road way along NW boundary of the land for access for employees' cars, in breach of condition 4 of permission granted under reference RR/83/1931. Use of land hatched blue for purposes other than turning, namely parking of lorries and trailers in breach of condition 7 of permission granted under reference RR/83/1931.  
*Applicant: Mr J E Jempson, Cleveland House, Winchelsea*  
 NOTED – subject to Legal Services being satisfied with the evidence provided.

**RR/2015/3073/P** 15 Western Barn Close, Rye  
 Retrospective  
 Erection of single-storey summerhouse, potting shed, tool store and pergola in rear garden – and trellis alongside boundary fence to left-hand side of house.  
*Applicant: John Russell, 15 Western Barn Close, Rye*  
 SUPPORT APPROVAL

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

**RR/2015/2964/L** The Hope and Anchor, Watchbell Street, Rye  
 Various repair, renewal and replacement works.  
*Applicant: Chris George, The Hope and Anchor, Watchbell Street, Rye*  
 SUPPORT APPROVAL

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

The RNPSG Vice-Chairman, Colonel Kimber spoke to his (tabled) update (**Appendix**).

As its Chairman, he added that REACT is continuing to work with residents affected by flooding.

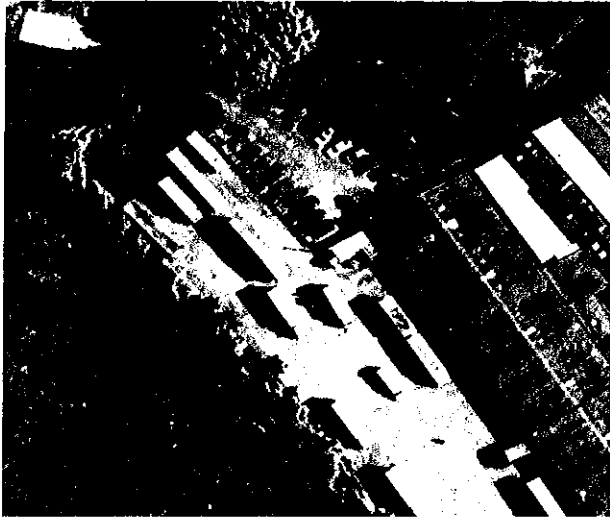

*The meeting ended at 6.50pm.*

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

Update for Rye TC Planning Committee: January 2016

All points for Councillors to NOTE:

**Latest Developments**

<p>16 December:</p>	<p>RR/2015/2933/O - Land of rear of 65-81 Winchelsea Road: Jempsons seek a "Certificate of lawfulness of existing development in respect of the following" Use of access onto roadway along NW boundary of the land for access for employees' cars, in breach of condition 4 of permission granted under reference RR/83/1931: namely the parking of lorries and trailers, in breach of condition 7 of permission granted under reference RR/83/1931. This is causing some concern with local residents who look onto the site, particularly now that vegetation and planting has been removed. They are now exposed to noise and light from the commercial activity. They object on the grounds that the proposed change of use (handling and parking of trucks at irregular hours) should form a fresh planning application and not an acceptance that breach of original conditions can be formalised.</p>  <p>RR/2015/1323/P ROCK CHANNEL: JDA has withdrawn the proposals for the Rock Channel development. Viability is the concern. The scheme will now be reconsidered.</p> <p><b>Tower Street:</b> The large parcel of land behind Tower St is subject to offer for sale at around £750k.</p> 
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15 December	<p>Following the detailed comments from AECOM on the draft plan the latest version, along with all other key papers are on the website. <a href="http://www.ryeneighbourhoodplan.org.uk">www.ryeneighbourhoodplan.org.uk</a></p> <ul style="list-style-type: none"> <li>• <b>RNP Version 7:</b> reflects numerous comments from the Planning Aid Consultant, AECOM. Some prescriptive comments by the RCS cut across the work by AECOM and have been noted.</li> <li>• The <b>Design Statement</b> has been updated. The latest version will be incorporated into the main plan as Section 7.</li> <li>• The <b>Strategic Environmental Assessment (SEA)</b> is being refined (Version 3 to Version 4). More work is need on the development options.</li> <li>• A <b>Consultation Statement</b> is being drafted to summarise who has been consulted, about what and the result.</li> <li>• The <b>Site Assessment Document</b> is being revised to dovetail it with the SEA and the plan, and to reflect recent comments from Rother District Council.</li> </ul>
12 December	<p>Fresh central direction on "conformity" is <a href="#">HERE</a>. The Steering Group continues to work with Rother DC to ensure conformity of the RNP with strategic policies of the Rother Core Strategy.</p>

**Ongoing work with Rother DC.** A routine meeting to discuss progress with Rother DC Officers is planned for am 19 January. In addition to a review of ongoing work and the current drafts, matters will include:

<p><b>Housing Needs Assessment (HNA).</b> Rother has been asked to advise further on data for an elaboration of the text in the current draft RNP.</p>
<p><b>Parking Strategy:</b> 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.</p>
<p><b>Gibbet Marsh:</b> A proposal for change of use of Gibbet Marsh is on hold. Any change should be subject to site selection criteria and consultation with various authorities, EA/NR/ESCC Highways. A formal approach would have to be made to Rother DC as landowner.</p>
<p><b>Rye Academy Trust:</b> RNPSG is advised that work progresses on proposals for former Lower School Site.</p>
<p><b>RR/2015/2581/P Tilling Green Development Scheme:</b> RNPSG provided a briefing note (copied with the minutes of the 35<sup>th</sup> 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</p>

of local concerns about several aspects covered above. We now await decisions by the LPA.

**Planning Support:** RNPSG is asking for AIRS support for a check of current papers.

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

**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.

**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. Although there are draft papers, there remains more detailed work to do, particularly to elaborate the site assessments paper and the SEA and to refine the plan itself (including the re-working of the graphics by a professional). Having enjoyed significant professional input, arranged through Planning Aid, some more is needed to complete the detailed outstanding work. The intention is to ask AIRS to carry out further checks to be better prepared for scrutiny, examination and possible challenge.

#### **Future Events.**

- **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
- **RNPSG:** The 36<sup>th</sup> meeting will be on 6 January 2016.

Anthony Kimber PhD  
Vice Chair RNPSG  
January 2016