

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 13 June 2016

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

IN ATTENDANCE Richard Farhall – Town Clerk; Colonel Anthony Kimber (RNPSG Vice-Chairman); Gerard Reilly – *Rye News*

The meeting commenced at 6.31pm.

15 APOLOGIES

Apologies for absence – and the reasons as notified to the Clerk – were accepted from Cllrs John Breeds, Justin Erswell (**Committee Vice Chairman**) and Charlie Harkness.

16 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There was none.

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

17 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 31 May 2016 (PT02) as a correct record of the proceedings.

18 MATTERS ARISING

Item	Status
Gilfrin Jewellers (side) - exploring the implications of RTC applying for advertising consent (community banners)	Outstanding – Clerk to seek an informal opinion from RDC
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
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	In progress

Edward Williams' concerns	
Lower Lion Street deliveries – seeking advice from Zak Infrastructure	Following a site meeting the consultant would be submitting two outline proposals with indicative costs
Rother Parish Planning Seminar 2016 – submitting suggested topics	Outstanding
Mill Bridge rail crossings – site meeting to consider diversion options.	Meeting took place 2 June.

19 PLANNING APPLICATIONS

RESOLVED To submit the responses following to the Planning Authority:

RR/2016/1291/P Pointhill South, Point Hill, Rye
RR/2016/1292/L Change of use of sail loft/garage to residential annexe and works in connection with.
Applicant: Mrs M Copp, Pointhill South, Point Hill, Rye
 SUPPORT APPROVAL

RR/2016/853/P South Ridge, Church Square, Rye
RR/2016/854/L Repair works to rear brick wall.
Applicant: Gillian Web-Wilson, South Ridge Terrace, Church Square, Rye
 SUPPORT APPROVAL

RR/2016/1400/O 113 Military Road, Lorelei House, Rye
 Application for a Lawful Development Certificate for an Existing use of property as a dwelling (class C3).
Applicant: Stuart & Simone Giddings, Lorelei House, Military Road, Rye
 NOTED

20 RYE NEIGHBOURHOOD PLAN

www.ryeneighbourhoodplan.org.uk

The Vice-Chairman, Colonel Kimber advised that version 7a of the Plan – and the supporting documents – had been updated.

Themed section – Housing Housing mix and affordability had been addressed. Of the 2,485 dwellings in Rye, 400 are affordable and 175 'second homes'. Colonel Kimber doubted that that a convincing case could be made for preventing people from purchasing new builds as second homes – the problem was not on the same scale as that seen in the West country (and is open to legal challenge). Given that completion of the River Rother Tidal Defence wall is getting closer, the community's preference for development at the former Freda Gardham school site and surrounding area will need to be agreed. It is known that ESCC's intention is to dispose of the site. Visual impact and flood risk will remain key considerations for the surrounding land.

Themed section – Design More work will need to be done on the Design Statement.

Themed section – Flood Risk This section (of particular relevance for Rye) is largely finished.

Themed section – Business The emphasis is on encouraging new and existing businesses and addressing change of use.

Themed section – Traffic This was the most difficult to draft because of the volume of comments/suggestions.

Themed section – Infrastructure This makes reference to the TG Community Centre and highlights the need to protect what is already in place.

Themed section – Environment Here the emphasis is on preserving the settlement boundary.

Themed section – Aspirations Includes non-spatial issues and a reference to future parking strategy (it would be helpful to commission a third party review of parking in the town).

In addition to the Sustainable Environmental Assessment (SEA) and Site Assessments, a Basic Conditions Statement (which confirms that the Plan accords with EU, national and local planning policies) has to be prepared.

The documents are closer to being ready to submit to RDC for its initial consideration.

The RNPSG will next meet on 15 June.

Responding to a question put by Cllr Stuart, Colonel Kimber advised that it had been the case for a while that development on land on the outer edge of a settlement boundary was possible if it could be demonstrated that it was sustainable. RDC largely agreed that, in Rye, there are too many constraints associated with land bordering the boundary – including nature conservation designations, flood risk, aesthetics and (adverse) impact on the town's distinctive profile. He added that the Link Road – although technically mostly outside of the local settlement boundaries - had been designed with sustainable development in mind.

Cllrs Fiddimore and Hughes reported that RDC was no longer on track to achieve its new housing target up to 2026. Colonel Kimber advised that it was unlikely that RDC would expect Rye to accommodate more than its agreed target.

21 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Members were invited to consider the Town Council's local infrastructure development/improvement priorities (with a view to having these in place prior to the availability of CIL monies). Thus far, the following had been suggested:

- Improving the appearance of Station Approach
- Completing the Rye Green[cycle]way
- Providing green/amenity space, Winchelsea Road Gateway

Cllr Fiddimore suggested that improving the safety of Deadman's Lane should be added.

Cllr Creaser reminded the meeting that parish councils with an adopted Neighbourhood Plan receive 25% of CIL monies generated within their parish – or 15% if they have no Plan. The money can be used to provide/improve/maintain a wide range of infrastructure types and cannot be spent on affordable housing.

Cllr Hughes took the view that, in respect of Station Approach, the emphasis should be on improving its functioning and safety and that the area should be a high priority – given that it is so busy and the ‘transport hub’. The Highways Forum has been exploring the provision of a safe crossing. ESCC has estimated that the cost of a pelican crossing would be £70,000+. Cllr Stuart observed that ESCC cost estimates tend to be somewhat on the high side – and that a cheaper alternative scheme may well be achievable. Cllr Hughes advised that a significant component of the costing would be consultation and legal fees – and light-controlled crossings are inevitably more expensive.

Colonel Kimber advised that if infrastructure aspirations are incorporated within a Neighbourhood Plan, because they will have been put to the public via a referendum they are more likely to be taken seriously by principal authorities - and to be match funded.

The Mayor observed that the town’s waste disposal/collection arrangements did not appear to be adequate to cope with the high numbers of visitors. In particular, many litter bins have limited capacity and are not gull proof.

Colonel Kimber had asked RDC when its trial of gull proof sacks in the High Street was due to be reviewed and whether it could be extended to other parts of the Citadel. However, Brenda Mason had indicated that there may be a safety issue with the continued use of the sacks (it is possible that they are considered to constitute a trip hazard). He suggested that CIL receipts could be used to replace the existing litter bins with a more ‘gull-resistant’ design.

The Mayor suggested that requiring takeaway owners to print messages on their containers urging their customer to dispose of waste responsibly would help to reduce the ‘litter problem’.

The Chairman advised that this discussion would continue at the next meeting.

Colonel Kimber cautioned against leaving it too long before indicating RTC’s local infrastructure priorities to RDC. He estimated that RTC would receive c£400,000 in CIL receipts up to 2026 – and that it would start to filter through within the next 1-2 years.

The meeting ended at 7.19pm.

Date Chairman