

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 15 January 2018**

**PRESENT** Councillors Mike Boyd (Deputy Mayor), John Breeds, Cheryl Creaser (**Committee Vice-Chairman**), Justin Erswell (**Committee Chairman**), Bernardine Fiddimore, Pat Hughes, Andy Stuart

**IN ATTENDANCE** Richard Farhall - Town Clerk; Colonel Anthony Kimber – RNPSG Vice-Chairman); John Minter – *Rye News*

*The meeting commenced at 6.30pm.*

**89 APOLOGIES**

Apologies for absence - and the reason as lodged with the Town Clerk – were accepted from Cllr Charlie Harkness.

**90 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

There was none.

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

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

Colonel Kimber spoke to his update (**APPENDIX**) – adding/highlighting:

- On 21.12.17 RDC officers had made a significant number of comments on the SEA and Sequential Test. RTC's consultant has been asked to help ensure that these are incorporated prior to the Reg 14 consultation. He hoped this could be concluded next week.
- Colonel Kimber had elected to complete the work required on the Sequential and Exception Tests himself.
- Around £8,600 of the Neighbourhood Planning budget remains. Since the process began in 2013 grants totaling £8,900 have been obtained from Locality.
- The Development and Issues summary had been provided to ensure there was a formal record of progress.

**RESOLVED** To note Colonel Kimber's RNPSG Update (**APPENDIX A**)

**92 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 11 December 2017 (PT14).

**93 MATTERS ARISING**

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

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
Installation of CCTV (monitoring on street parking) - ascertaining the likely cost and practicalities.	A quote has been received which will be considered by the CCTV 'working group' (Cllrs Boyd and Erswell – and the Assistant Town Clerk).

## 94 PLANNING APPLICATIONS

### a) For consideration

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

**RR/2017/2862/P** 82 Udimore Road, Rye TN31 7DY  
 DEL Single storey side extension with raised terrace and decking to rear.  
*Applicant: Mr Lewis Atherton, The Rise, 82 Udimore Road, Rye*  
 SUPPORT APPROVAL

### b) Delegated authority

**RESOLVED To note the responses following, submitted under the Clerk's delegated authority:**

**RR/2017/2217/P** 17-19 Tower St, Rye TN31 7AT  
 Refurbishment of existing units. Change of use of 6 units from commercial to residential. Minor landscaping works to courtyard.  
*Applicant: James Doran, 17-19 Tower St, Rye*  
 SUPPORT APPROVAL

**RR/2017/2713/P** 51 Kings Avenue, Rye TN31 7LU  
 Construction of new dormer window to rear of property. Construction of 3 skylights to front of property. (*Retrospective.*)  
*Applicant: Tammy King, 51 Kings Avenue, Rye*  
 SUPPORT APPROVAL

**RR/2017/2814/P** 53 North Salts, Rye TN31 7NU  
 Retention of external grey cladding to rear dormer window.  
 (*Retrospective.*)  
*Applicant: Seb Sherman, 53 North Salts, Rye*  
 SUPPORT APPROVAL

**RR/2017/2818/L** 33 Military Road, Rye TN31 7NX  
 Lowering of basement floor, widening of opening to basement and replacement of basement window.  
*Applicant: Rev N Hudson, Flat 3, 8 Morpeth Terrace, London*  
 SUPPORT APPROVAL

**(c) RDC Planning web site**

Members were invited to consider whether to ask RDC to introduce a facility to allow the user to open two documents at once – eg to compare ‘existing’ and ‘proposed’ plans.

Comments included: The Clerk’s (previously issued) instructions on how to view two pdfs ‘side-by-side’ were ‘challenging’ to follow; RDC’s planning web site is not user-friendly and, consequently, it is difficult for elected Members to effectively scrutinise local planning applications; large files can take some considerable time to open – particularly if the user has a slow broadband connection.

**RESOLVED 1 To make representations to RDC. Clerk**

**RESOLVED 2 (If it is the case that the Planning Portal allows applicants to upload large files) To seek Amber Rudd’s assistance in reducing the maximum permitted file size. Clerk**

**95 A259 RESURFACING**

Members were asked to consider whether to comment on A-one+’s proposed programme.

Comments included: Phase 3 (Wish Street roundabout to Rother Bridge) had been timed to include Sat and Sunday day-times, over two weekends during the main visitor season; the Public Information Event would take place just a month before Phase 3 was scheduled to commence; A-one+ had not consulted with RTC nor the Rye Highways Forum prior to announcing the programme timetable; when South Undercliff was resurfaced by the previous Highways England contractor it had been shut for 3 weeks; it was apparent that some careful thought had gone into the programme being considered; there are restrictions on work that can be undertaken overnight where it would be in close proximity to residential properties; the South Undercliff resurfacing appear to have been brought forward – and this is likely to please its residents because a number of them are of the view that resurfacing will help to reduce traffic noise; at least one section of wall along South Undercliff is vulnerable to collapse if impacted accidentally by heavy equipment; it is likely that A-one+’s surveyors will have picked up on this.

**RESOLVED 1 To ask A-one+ whether it had considered any alternatives to weekend day-time weekend working in June-July. Clerk**

**RESOLVED 2 To identify points for A-one+ to consider at the next meeting. Clerk**

*The meeting ended at 7.02pm.*

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

## RNPSG - Update on RNP Issues January 2018

### Headlines

1. During the Christmas break we have been discussing the way forward with Rother DC Officers. Just before Christmas they provided further comments on the SEA/SA and the Sequential Test which they recommend we refine before going to Reg 14 circulation. This is technical work and because of the high flood risk around Rye affecting our identified sites, is required to provide a strong justification for our site selections. The two tests required are:

- The **Sequential Test** is a filter process designed to ensure that development is steered away from areas at high risk of flooding, where possible. Flood risk avoidance is only one consideration in site selection but means that all sites in Flood Zone 1 (FZ1) would be allocated before those in Flood Zone 2 (FZ2), and these sites before those in Flood Zone 3 (FZ3). In Rye identified sites fall in FZ2 and FZ3, therefore an:
- **Exception Test** is used to demonstrate that any development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Rother Strategic Flood Risk Assessment (SFRA) and each site would need a site-specific Flood Risk Assessment (FRA) must demonstrate that the development will be safe for its lifetime (by flood risk mitigation) taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible to reduce flood risk overall.

Given that we have advanced drafts of both the SEA/SA and the ST/ET Rother DC believes that with more work better drafts can be produced and comments and challenges during Reg 14 avoided. Work is under way between us and the consultant to improve the existing drafts.

2. Finance. The project started in Spring 2013, since when, including grants by Locality (around £8.9K), we have committed around £13.5K in total, of which just under a half has been spent during this last FY, mostly on consultants. There is a balance of the Rye TC allocation of £8.6K, of which we forecast some £5K will be needed in this coming FY to complete the project.

### Developments and Issues

3. Here is a summary of unresolved current proposals which impact on the plan:

- BP proposal RR/2017/1231/P for a petrol station and shop on the site to the west of Valley Park was rejected. The RNP does not see any development on this site.
- Former Tilling Green School: There are no fresh proposals.

- Lower School Site. RR/2017/1778/P. The proposal by Plutus Rye Ltd (supported by Icen) for 72 homes on the former Lower School Site of Ferry Road remains undecided. The RNP allocates the site for development but not at the level proposed.
- Kettle of Fish: RR/2014/2017/P. The owner has made fresh proposals for the development which have been agreed by Rother. Work has yet to start.
- Rock Channel (RR/2015/1323/P) and Winchelsea Rd East (So Called Grist Mill RR/2016/1484/P ) locations: Work remains under way on the Bridge Point (RR/2013/2039/P) development but the proposal by the developer to relocate the river walkway has yet to be resolved. Proposals for the remainder of the sites have yet to come forward.
- Former Total Garage. The state of this site is regularly criticised as it has become a “blot on the western gateway” (landscape) of Rye. The Environment Agency is responsible. There is no current proposal for use or development.
- Rock Channel East (Rye Peninsular) : The regeneration report by the consultants working for Rye Partnership is still awaited.
- Former Freda Gardham School and Eastern Rother Tidal Walls Scheme: The project team are working to resolve encroachment issues by the public in the area between the Monkbretton and rail bridges. Dates for any further open events are awaited. The project is scheduled for completion by 2022..
- Greenway Proposal: The report by ESCC funded consultants (due last Summer) remains promised.
- Rother Barge Primrose. No progress had been made about re-locating the former Rother barge “Primrose” to a site in Rye.
- Playden - Proposal for the “Sheffield Location” RR/2017/1450/P is undecided.
- Rye Foreign - Proposal by Rye Memorial Hospital for further development remains undecided as there have been multiple objections concerning the siting and impact of the development.

Anthony Kimber PhD  
For RNPSG

January 2018