

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 22 May 2017**

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

**IN ATTENDANCE** Richard Farhall – Town Clerk

*The meeting commenced at 6.32pm.*

**7 APOLOGIES**

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

It was noted that Colonel Kimber, RNPSG Vice-Chairman was unable to be present.

**8 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

*RR/2017/10129/P* Given that RTC is in the process of purchasing the freehold of the land occupied by the applicant, Cllr Jonathan Breeds stated that he would prefer not to participate in the discussion on this application.

*There was no need to adjourn the meeting for public questions/contributions.*

**9 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 8 May 2017 (PT01).

**10 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
CCTV (monitoring parking) – presentation by Prime One Maintenance	Awaiting Operations Manager selecting a P+T June meeting date

11 PLANNING APPLICATIONS

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

**RR/2017/1029/P** Ferry Road Nursery, Ferry Road, Rye  
DEL Proposed extension and alterations – including new second floor.  
*Applicant: Ferry Road Nursery, Ferry Road, Rye*  
SUPPORT APPROVAL Subject to adequate arrangements for the set down and pick up of users of the facility.

**RR/2017/1049/P** 13 Cadborough Cliff, Rye  
DEL Two-storey side extension.  
*Applicant: Mrs S Gammon, 13 Cadborough Cliff, Rye*  
SUPPORT APPROVAL

**RR/2017/507/L** 23 High Street, Plaristo Gallery, Rye  
**RR/2017/783/P** Re-paint front fascia of shop and door – and door to flats  
DEL above, to include signage for shop.  
*Applicant: Plaristo Gallery, 23 High Street, Rye*  
SUPPORT APPROVAL

**RR/2017/976/O** 26 High Street, Rye  
DEL Certificate for existing lawful use as a house in multiple occupation (Class 4).  
*Applicant: George on High Ltd, Alex Clarke, 98 High Street, Rye*  
NO COMMENT

12 RYE NEIGHBOURHOOD PLAN

[www.ryeneighbourhoodplan.org.uk/](http://www.ryeneighbourhoodplan.org.uk/)

The Clerk advised that, RNPSG would be considering Colonel Kimber’s recent meeting with RDC officers in more detail at its next meeting (31 May).

**RESOLVED To note Colonel Kimber’s Update (APPENDIX).**

*The meeting ended at 6.53pm.*

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

## RNPSG - Update on RNP Issues 17 May 2017

### Headlines

1. 16 May, met with Rother DC Planning Officers (David Marlow, Richard Wilson and Diane Russell) in Bexhill to discuss the results of the Rother screening process and to discuss progress. Outline notes are below. A RNPSG will be convened to consider one or two key issues raised. Other developments are below. All revised papers remain on the website. The Facebook (@ryenplan) report of traders ticketing cars left for long periods in the High Street has been seen by around 3400 Facebookers!

### Detailed Progress

2. Having completed the package of work to improve the SEA and related documents using the support provided by the AIRS consultant (Claire Tester MSc MRTPI) and having re-circulated the papers to the Statutory Consultees (Natural England, Environment Agency, Historic England and ESCC), all have now commented and their recommendations incorporated. The papers will now be revised to reflect the screening by Rother DC planning officers as part of the preparation for Regulation 14 public consultation.

3. Following the completion of the grant process which funded a short consultancy to strengthen the SEA there is a follow on bid for support for the Reg 14 process.

### Contacts and Developments

4. Greenway Proposal: Following earlier agreement by Rye TC for the project to be taken forward, there has been more correspondence with ESCC, resulting in advice that by late May a separate feasibility study will have been completed and that will be followed by local consultations. More in future updates.

5. Eastern Rother Tidal Walls Scheme: Following the latest consultative event (by invitation) we await details of the next public event, but the plan remains as briefed in earlier notes.

6. It is noted that proposal **RR/2017/909/P** has come forward for the "Skinners of Rye" site at 74 Fishmarket Road. This is a site identified in the RNP for business development but access and traffic are seen as key issues adjacent to this busy roundabout providing "gateway access" to Rye.

7. Some may have noticed the drilling operation on the Valley Park "top site" (west and north of the Valley Park roundabout, which ended on 12 May. This was carried out by contractors who are negotiating with Aroncorps for future user of the site. Members will know that to date both Rother and Rye TC have resisted development in this area, which is reflected in the RNP. The Rother line was underscored at the meeting of 16 May.

8. The Rye and Winchelsea Hospital has outlined its plans for further development in Rye Foreign. As this development is close to the Parish Boundary, under the RNP protocol, we should be advised by Rye Foreign about any impacts on the green areas of Rye Parish.

9. A meeting was held with the owner and architect of the Kettle of Fish about planning proposals for the site. Members will know that planning has been agreed for a hospitality development on the site as RR/2014/2017/P. Since then the owner has had further more elaborate ideas and held further pre-planning discussions with Rother DC officers. Various amendments are being considered which affect the overall impact, height, design and use. At the meeting the proposals were placed in the context of the Strand and the many lessons identified during the recent cases in the broad location (Rock Channel and so called Grist Mill). We await further advice from the owner.

Anthony Kimber PhD  
[about.me/anthonykimber](http://about.me/anthonykimber)

### **Meeting with Rother Dc Officers on 16 May 2017 – Brief Record**

The Vice Chair RNPSG met with Rother DC planning officers (David Marlow, Richard Wilson and Diane Russell) to review progress with the Plan. Matters discussed are summarised below.

**Headline:** No showstoppers. Work is now advanced. Need now to revise text to better reconcile development target numbers; the view of site achievability and detailed aspects of some of the text.

**Housing Numbers:** Plan is worked on the 2013 target of 355-400 dwellings, less commitments [around 200] and Rye Harbour [40] equals balance of 160. Need to revise totals down to reflect latest commitments and achievements during last 3 years. Balance of need is now around 120 (DaSA Part C page 123). This requires some adjustment to the target figures in RNP Policy H1 and reconciliation in detailed housing policies.

**Employment Targets.** With the majority requirement satisfied by Rye Harbour, need to refine polices for core centre of Rye and area around the Citadel.

**2<sup>nd</sup> Supermarket:** With community demand for a 2<sup>nd</sup> supermarket (reflected in core strategy) need to refine selection of primary and alternative site in the RNP. More work is required on sequential tests. Advice is to focus on west of Rye.

**Gibbet Marsh:** need to consult Rother DC estates for their views of inclusion of the site in the RNP.

**Sites and Settlement Boundary.** Needs some refinement and improvement of justifications for selections of former and text covering the latter.

**Proposals Map.** Need improved detailed summary map.

**Car Parking.** Look again at requirements and policies.

**Duplication of policies now covered by DaSA.** Consider reducing text and referencing in RNP.

**SEA:** need to look again at flood risk and how it impacts on site selection.