

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 5 June 2017

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

IN ATTENDANCE Richard Farhall – Town Clerk; Councillors Sam Barnes, John Breeds, Rebekah Gilbert, Jo Kirkham and Andi Rivett; Anthony Kimber – RNPSG Vice-Chairman; Paul Clymer – Prime One Maintenance *[part]*; 2 members of the public.

The meeting commenced at 6.32pm.

13 APOLOGIES

Apologies for absence – and the reasons as lodged with the Clerk – were accepted from Cllrs Jonathan Breeds (Mayor) and Bernardine Fiddimore.

14 CODE OF CONDUCT: DISCLOSURES OF INTEREST

Cllr Pat Hughes RR/2017/1082/P Director of Rye Amenity CIC

6.33pm Cllr Rogers arrived

Cllr Shaun Rogers RR/2017/1082/P Director of Rye Amenity CIC

The Committee Chairman adjourned the meeting for a presentation on CCTV by Paul Clymer of Prime Maintenance and public questions/contributions. (See APPENDIX A.)

6.34pm Cllr John Breeds arrived.

7.11pm The meeting reconvened.

15 MINUTES

RESOLVED 1 *Page 1, PRESENT after Breeds insert (Mayor)*

RESOLVED 2 **To adopt the amended Minutes of the Planning and Townscape meeting held on 22 May 2017 (PT02).**

16 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
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

17 PLANNING APPLICATIONS

RESOLVED To submit the comments following to the Planning Authority:

RR/2017/1043/P 27A Fishmarket Road, Rye TN31 7LP
 DEL Replacement of two front windows.
Applicant: Miss A Chicken, 27a Fishmarket Road, Rye
 SUPPORT APPROVAL

Cllrs Hughes and Rogers re-stated their interests in the application following:

RESOLVED To allow the public to speak on RR/2017/1082/P.

Cllr Rogers advised that the proposed path would ensure that the allotments were more accessible to those with mobility problems.

RR/2017/1082/P Rye Amenity CIC, Love Lane, Rye TN31 7NE
 DEL Installation of composting toilet, wildlife pond, fencing and pathways. (Proposal linked to nearby usage of land as community garden.)
Applicant: Rye Amenity CIC
 SUPPORT APPROVAL

18 CCTV

It was agreed generally that, for the Council to be able to consider the provision of CCTV, it will need indicative costs and an assessment of the practical implications – including: purchase v leasing costs; ongoing maintenance costs; planning consent; data management and protection; installation considerations; access to power and 4G/wi-fi.

Clerk

19 RYE NEIGHBOURHOOD PLAN

www.ryeneighbourhoodplan.org.uk/

RESOLVED 1 To note Colonel Kimber's Update (APPENDIX B).

RESOLVED 2 To note that the SG will be asked to consider drafting an additional housing policy to reflect concerns about second home ownership.

The meeting ended at 7.24pm.

Date Chairman

Adjournment

CCTV presentation

Paul Clymer displayed a number of cameras and live feeds to installed cameras in Headcorn and Ash.

His comments – and responses to questions – included:

- Bullet and tracking cameras can both be connected to displays and recording equipment via 4G (by embedding a sim – and assuming a good cellular network) – and are portable.
- They are typically attached to lamp posts, which provide the power.
- Footage is HD and a clear image can be obtained normally up to 200-300 yards.
- Cameras cannot be directed into properties.
- Equipment can be leased and maintained by Prime One or purchased outright.
- Data is usually kept for 30 days.
- Paul Whitehead is better placed to advise on data protection issues.
- Cameras are equipped with night vision and ANPR software is available.
- The street lamps in the Conservation Area do not have sufficient height.
- Power consumption is minimal.
- In other areas residents have allowed access to their own wi-fi.
- Data quality is good enough to support prosecutions. Good quality still images may be extracted.
- Ash PC has 5-6 cameras installed.
- It is accepted generally that crime rates fall when cameras are installed.
- Prime One supplies camera systems to 5-6 councils and has 98 cameras installed in 9-10 areas.

Rye Neighbourhood Plan

Colonel Kimber spoke to his update (distributed previously and tabled) – highlighting:

- The consultant's advice on the SEA had been received and paid for (funded from a Locality grant).
- AK had met with senior Rother Planning officers 10 days ago to discuss the pre-Reg 14 consultation.
- Since the NP process started in 2013, the balance of Rye's housing target has reduced from 160 dwellings to 120.
- RDC will not countenance further development at Valley Park (including the 'top site').
- Officers had recommended approaching RDC Estates concerning the allocation of Gibbet Marsh as a possible 'second supermarket' site.
- The need for a second petrol station was discussed at the last SG meeting but no suitable site could be identified.

Cllr Rogers suggested that the reduced housing target should not be viewed as 'the maximum necessary': there remains a shortage of accommodation – particularly for younger people. Two-bed houses in Rye range from £200,000 to £230,000 and are unaffordable for many. A number of Cornish councils had placed a restriction on people buying new builds as second homes.

It was clarified that the councils concerned had seen off developer challenges to this policy.

Colonel Kimber highlighted some of the constraints to development in Rye: flood risk, areas of special scientific/nature conservation interest, access etc but stated that there was a space within the housing section of the RNP which could accommodate a suitably worded policy to reflect the concerns raised. He would take this forward via the SG.

Cllrs Boyd and Creaser flagged up the need for smaller properties designed to meet the needs of older people. Colonel Kimber reported that Amicus Horizon [*now Optivo*] had advised him that these typically cost an additional 15-20% to build. Cllr Creaser advised that homes for older people can be built to a number of specifications (and budgets).

RNPSG - Update on RNP Issues 1 June 2017

Progress

1. Since endorsement of the draft documents by Rye Town Council in December 2016 we have enjoyed the support from a Planning Aid funded consultant to refine the SEA and related issues in the drafts. On completion of that work one of the recommendations (see below) was that we consult Rother DC officers again to determine their view of progress towards to Reg 14 circulation. This took place at a lengthy meeting between Vice Chair RNPSG, David Marlow, Richard Wilson and Diane Russell on 16 May in Bexhill. Since then the major comments have been considered and reflected in the latest drafts on the website. On 31 May the RNPSG was briefed on this work and endorsed it. (45th Meeting – minutes on the RNPSG website)

Related Matters

2. Having secured an EOY grant to fund the latest consultancy, another bid has been made for follow on work which would focus on the processing the Reg 14 comments.

Contacts and Developments

3. 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. This is being chased.

5. Eastern Rother Tidal Walls Scheme: Following the latest consultative event (by invitation) we await details of the next public event after the Election, 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. Following the drilling operation on the Valley Park "top site" (west and north of the Valley Park roundabout, which ended on 12 May, Aroncorps advised that this was speculative by a third party contractor. 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
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Post Consultancy – March 2017: Key Recommendations

Consideration of any further comments on the scoping report which you may receive this week;

- A detailed pre-Regulation 14 consultation of the Plan and SEA with Rother District Council (make sure they look at it in detail rather than just give you general comments as there is little opportunity to do more than fine-tune after the formal Reg 14 consultation); (Meeting in Bexhill 16 May 2017 – see below)
- Establish with RDC who is going to do the Stage 2 Flood Risk Assessment of your allocated sites, most of which seem to require this as they affect Flood Zones 2 or 3 (this should be RDC so it is compatible with their Stage 1 assessment they presumably did for the Core Strategy and any stage 2s they have had to do for the DASA); (Under way)
- Make any amendments to the Plan necessary as a result of the RDC consultation and reflect these in the SEA; (Under way)
- Insert the designated plan area map; the initial scoping opinion from Rother; and the responses to the scoping report into Appendices A, B and D of the SEA Environmental Report; (TBD)
- Insert the Reg 14 consultation details into the Non-Technical Summary and decide how you are going to run this consultation. (Done)

Meeting with Rother Dc Officers on 16 May 2017 – Brief Record (Detail considered at 45th RNPSG Meeting, endorsed and recorded)

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 refine 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 between 80 - 120 (DaSA Part C page 123). This has dictated 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.

2nd Supermarket: With community demand for a 2nd 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.