

**Minutes of a Special Meeting of the Town Council held at the Town Hall, Rye,
on Monday 26 January 2009**

PRESENT Councillors Granville Bantick, John Breeds (**Deputy Mayor**), Brian Elliott, Lorna Hall, Jo Kirkham, Sonia Holmes, Paul Osborne, Frank Palmer, Shaun Rogers, David Russell, Mary Smith, Sam Souster (**Mayor**), David Wright

IN ATTENDANCE Richard Farhall - Town Clerk; County Cllr Keith Glazier; Andy Hemsley – *Rye Observer*; 14 members of the public

The meeting commenced at 6.02.

93 APOLOGIES

Apologies for absence were accepted from Cllr Bernardine Fiddimore.

94 DISCLOSURES OF INTEREST

Cllr Lorna Hall	<i>prejudicial</i>	item 95 - paras 8.29-8.30	Could be adjacent to her home
Cllr Sonia Holmes	<i>personal</i>	item 95	Member of the authority conducting the consultation
Cllr David Russell	<i>personal</i>	item 95	Member of the authority conducting the consultation
Cllr Mary Smith	<i>personal</i>	item 95	Fair Trade Steering Group member, Tillingham Valley Residents' Assoc Group member, Landgate Association member, CDR Secretary
Cllr David Wright	<i>personal</i>	item 95	Rye Conservation Society Secretary (making its own representations)

6.09 *Cllr Osborne arrived.*

95 LOCAL DEVELOPMENT FRAMEWORK

6.09 *Cllrs Jonathan Breeds and John Breeds arrived.*

Members were invited to agree a response to the Local Development Framework *Core Strategy Consultation on Strategy Directions* (deadline: 30 January 2009).

Members considered a summary of suggested responses prepared by Cllr Smith and based largely on the recent LDF open meeting held at Rye Community Centre – and also comments submitted by members of the public - including John Howlett and Harry Conlin.

7.21 *Cllr Elliott left the meeting.*

**RESOLVED To submit RTC's comments as set out at Appendix A.
Clerk**

Note: During consideration of the documents the interests following were declared or re-stated. Any Member declaring a prejudicial interest absented themselves from the Chamber and did not make a statement (in accordance with para 12(2) of the Code of Conduct).

Member	Reference	Interest type	Nature of interest
Potter	Box 15a&15e)	Prejudicial	One of the professional services referred to in Cllr Smith's summary
	Box 15e(ii)	Prejudicial	RTC's Chamber of Commerce rep
Hall	Smith summary doc – reference to Rye Primary School planning failure	Personal	Lives close to site
Souster	Section 8.31	Personal	Resident of Udimore Road
Potter		Prejudicial	Parents own house in Udimore Road
John Breeds		Personal	Resident of Udimore Road
Bantick		Personal	Resident of Udimore Road
Osborne	Agenda item 95	Personal	Lead Cabinet Member for LDF

The meeting ended at 7.34.

Date Chairman

Appendix A

Rye Town Council C10

26 January 2009

95 LOCAL DEVELOPMENT FRAMEWORK: AGREED RESPONSE TO THE CORE STRATEGY CONSULTATION ON STRATEGIC DIRECTIONS

Doc ref	Support	Object	Comment	
Box 14	X			
Box 15a)&15e)			X	The document should recognise that, as a town dependent on tourism, there is a need to provide/maintain no fewer than four public conveniences
Box 15a)(iii)	X			
Box 15a), 15b) & 26c)			X	The document should recognise the economic and social advantages of the development of a cultural centre for Rye as a central focal point for physical and cultural activities (as achieved in Aldeburgh, Chichester – encompassing a theatre, cinema and meeting hall)
Box 15a)&26c)			X	Rye is in the process of becoming one of the few towns in East Sussex to achieve Fair Trade status. The document should recognise the value of Fair Trade Town status in contributing to Rye's reputation as a destination for sustainable tourism
Box 15b)&15a)			X	<p>The document should recognise the value of long-term cultural institutions – for example, museums and galleries – and the importance of their role in the tourist economy.</p> <p>The document should recognise the need for the Core Strategy to focus on culture and its importance for the public realm – and also its economic importance in relation to the development and maintenance of tourism.</p>
Box 15b(ii)& 21(b+c)			X	The document should address the provision of community sport in Rye in greater detail and include a commitment to respond positively to proposals to address clubs' identified shortfalls in terms of quantity, quality or access. (Example: Rye United FC's inability to meet League requirements on its existing site.)
Box 15c)(iv)			X	Prefer insertion of reference to the need to maintain and protect the historic core
Box 15d)			X	The document should provide for an embargo on development on – or close to – land adjacent to the railway line that might impinge on improvement of the line in respect of electrification and dualing.
Box 15e) (ii)		X		<p>The proposal to provide 'approximately 1,650sqm additional convenience goods sales area within adjacent to the town centre' appears excessive and disproportionate when addressed against existing retail space.</p> <p>Retail development should be determined after full consultation with the community – particularly because opinion within the community is divided. Planning briefs for the former school sites may help to inform this matter.</p>

Doc ref	Support	Object	Comment	
Box 15e)(iii)			X	Add: '(including consideration of some form of pedestrianisation of the High Street between certain hours)'
Box 15e)(iii)& 15c)(iv)			X	The document should recognise the need for an appropriate traffic management strategy to protect the fabric and character of the historic core. There is a need to restrict the tonnage of vehicles using cobbled areas in order to protect surfaces. Rye is one of the few medieval towns with unrestricted access for trucks of up to 7.5 tonnes.
Box 15f)(i)		X		<p>Objection to the disproportionate number of houses allocated to Rye, equivalent to 1 house for every 12 people. Rye is not well placed to meet such a challenge. Reasons include:</p> <ul style="list-style-type: none"> • The limited availability of employment (<i>Section 5.51 refers</i>). The Rye Harbour development proposed would help provide for current employment needs only, not additional needs • Detrimental effects of additional housing on congestion on the A259 (<i>Box 35b)(v) refers</i>) • Infrastructure is inadequate for such large scale development • Cumulative effects of increased activity on the character of the historic town <p>There should be greater recognition of the need for more consultation on the type of housing necessary to fulfill the needs of the community.</p>
Box 15f)(iv)			X	The Strategic Flood Risk assessment identifies the flood risk in Rye as being very complex (<i>Section 8.5 refers</i>). Concerns about providing safeguards against flooding still need to be addressed. The situation should be monitored and managed effectively and be subject to regular re-assessment. There should be full public scrutiny and information.
Box 15f)&15b)			X	There are a number of strategic sites in Rye – notably the former Freda Gardham and Tilling Green school sites and land north of the railway line (including the former Rye College lower school site) – which are considered to be publicly-owned assets.
Box 15f)&15b)			X	The document should recognise the need for an overall strategy prior to the disposal of these sites. Each site requires a planning brief to determine what would be in the community's best interest and how the town's need for community facilities could be fulfilled.
Box 21b)			X	The document should recognise the importance of community halls/centres and their key role within their community
Box 21c)		X		<p>Objection to the increased accessibility standard of 20 minutes walk time to allotments as recommended with PPG17. The previous 15 minutes walk time should be retained.</p> <p>The document should recognise the need to protect the integrity of the existing allotments. Any proposal to construct public footpaths through allotment sites should be resisted</p>
Box 27(iii)	X			

Doc ref	Support	Object	Comment	
Box 31 Option 2(ii)	X			The Core Strategy should impose sustainable development targets for any new house construction beyond the Government minimum
Box 33f)	X			
Section 8.31		X		This paragraph should be deleted. It appears to allow for the possibility of further development adjacent to the greenfield site north of Udimore Road which now has residential planning permission. It is unlikely that any further development of greenfield land could be justified on the grounds of either need or necessity
Section 8.5			X	There are more up to date figures available than those derived from the 2001 Census
Section 8.5 – bullet point 8			X	This paragraph suggests that nearly 90% of residents do their main food shopping out of town. Does this figure relate to those living within the Parish of Rye (or Rye and Rye Harbour) only or does it include those living in the 'Rye Catchment Area' which is believed to include the residents of surrounding villages (including Camber) – some of whom may live closer to Hastings or Tenterden? If the answer is 'yes' then the statistic cited is misleading.
Section 12	X			Design quality and the built environment should be a fundamental consideration in the planning process
Section 13			X	The document should recognise the need for dual tracking and electrification of the Marshlink railway line between Hastings and Ashford.