

Minutes of an Urgent Meeting of the Town Council held at the Town Hall, Rye, on Monday 7 September 2009

PRESENT Councillors Granville Bantick, Bernardine Fiddimore, Jo Kirkham, Frank Palmer, David Russell, Mary Smith

IN ATTENDANCE Richard Farhall - Town Clerk; 2 members of the public

The meeting commenced at 6.34.

68 APOLOGIES

Apologies for absence – and the reasons logged with the Clerk – were accepted from Cllrs John Breeds (Deputy Mayor), Jonathan Breeds, Lorna Hall, Sonia Holmes, Paul Osborne, Ian Potter, Shaun Rogers, Sam Souster (Mayor) and David Wright.

69 DISCLOSURES OF INTEREST

Cllr Granville Bantick *personal* **item 70** Resident of Udimore Road – not in sight of the proposed development

70 LAND NORTH OF UDIMORE ROAD: PLANNING APPLICATION

RR/2009/1924/P Udimore Road – land fronting (rear of 39-129 Udimore Road & 69-83 Cooper Road).
 (Com) Approval of reserved matters pursuant to outline permission RR/2007/2365/P (allowed on appeal) for residential development of 135 dwellings (40% affordable) with vehicular access from Udimore Road, play space, open space and landscaping.
Applicant: Aroncorp Ltd, Kings Close, Islington Road, Bentley, Hants

Members noted that Rother's Planning Committee would be considering this application on Thursday 10 September; the Planning & Townscape Committee had referred consideration of the application to full Council; and that the Town Council's deadline for submitting comments to Rother had been extended to Wednesday 9 September.

Members were invited to consider, given that the Town Council is opposed to any development on the site, whether it was appropriate to comment on the application.

RESOLVED 1 (Given the likelihood of the development proceeding at some point) To submit comments.

RESOLVED 2 To support refusal of the planning application for the reasons following:

- (a) **The Council remains concerned that the existing means of disposal of foul sewerage in the vicinity of the proposed development is inadequate to deal with the substantially increased levels of foul waste likely to be generated.**
- (b) **The Council is very concerned about the dangers posed to younger children (especially) through the presence of play equipment close to a water course which can be fast-flowing during particular seasons and weather conditions.**
- (c) **The affordable and rented dwellings should be 'dispersed' more widely throughout the site in order to prevent 'ghettoisation'.**
- (d) **It is proposed that pedestrians accessing the site will be able to do so once footpath Rye 35 is extended through the Old**

- Brickyard. However, even if the surface of this section was improved significantly there would be insufficient width to accommodate safely delivery/service vehicles and pedestrians.
- (e) The proposed natural 'buffer area' between the development and the rear gardens of 73-123 Udimore Road represents a missed opportunity: this area could be designated as parking for the occupants of the aforementioned properties, thereby reducing traffic congestion on Udimore Road (B2089) (assuming the introduction of appropriate traffic calming measures). This would help also to mitigate the impact of the additional vehicular journeys associated with the new development once completed.
 - (f) There appears to be an under-provision of litter bins in the play areas.
 - (g) The planting scheme inappropriately makes provision for chalk downland flowers and fails to provide sufficient specimens of hornbeam (which are typical of the area).

Cllr Smith observed that the maintenance of the attenuation tanks and pumping equipment would be the responsibility of a management committee rather than a statutory provider – and suggested that this could be problematic.

It was agreed generally that the Town Council should seek to ensure that it is involved in the allocation of the section 106 monies arising from the development. Both RDC and ESCC needed to be reminded that Rye was about to publish its Local

Action Plan.

Cllr Smith offered to investigate whether Rye would have sufficient allotment space (0.17 hectares per 1,000 population) once the development had been completed.

Cllr Smith

71 URGENT ITEMS

There were no urgent items to consider.

The meeting ended at 7.10.

Date Chairman