

**Minutes of a Meeting of the Planning & Townscape Committee
held at the Town Hall, Rye on Monday 19 March 2007**

PRESENT Councillors John Breeds, Roger Breeds (**Committee Chairman**), Paul Carey, Peter Dyce, Jo Kirkham, Paul Osborne (Mayor), **Frank Palmer (Committee Vice Chairman)**, David Russell (Deputy Mayor)

IN ATTENDANCE Richard Farhall - Town Clerk; Cllrs Granville Bantick, Sonia Holmes, John Izod and Sam Souster; Cllr Wendy Miers – Chairman, Rother DC; Sarah Anderton – Senior Planning Officer; 5 members of the public; Andy Hemsley – *Rye Observer*

The meeting commenced at 7.46pm.

136 APOLOGIES

Apologies for absence were accepted from Cllrs Jonathan Breeds, Ian Potter and Eric Streeton.

137 DISCLOSURES OF INTEREST

Cllr Granville Bantick *prejudicial* **RR/2007/543/P** Owner of property

7.47 *The Committee Chairman adjourned the meeting for questions from members of the public (none) and a presentation by Sarah Anderton, Senior Planning Officer on preparing a development brief for Rock Channel (see Appendix).*

8.22 *Cllr Russell left the meeting*

8.23 *The meeting reconvened*

138 MINUTES

The Minutes of the Planning and Townscape meeting of 6 March 2007 (PT21) were approved as a correct record and signed by the Chairman.

139 MATTERS ARISING

There were no matters arising.

140 PLANNING APPLICATIONS

RR/2006/2185/P 22 Winchelsea Road, Rye.
Change of use of building from Class B1 use to mixed use (B2 and A1).
SUPPORT APPROVAL Subject to incorporation of Environmental Health recommendations concerning

the impact of noise on the amenity of neighbouring properties.

- RR/2006/3185/P** 22A Winchelsea Road, Rye.
Change of use of building from double glazing workshop to sale of motorcycle accessories, motorcycle building and repairs and customer café.
SUPPORT APPROVAL Subject to incorporation of Environmental Health recommendations concerning the impact of noise on the amenity of neighbouring properties.
- RR/2007/467/DA** 77 Ferry Road, Rye.
Demolition of 77 Ferry Road, Rye.
NOTED (demolition in progress)
- RR/2007/534/T** 7 Bridge Place, Rye.
Fell to ground level and treat stump of one ash tree (T1) and one apple tree (T2).
SUPPORT APPROVAL
- RR/2007/540/P** Cinque Ports Street, Rye.
Replacement of windows.
SUPPORT APPROVAL Subject to installation at front of sliding sash window.
- RR/2007/543/P** 25 Udimore Road, Magnolia Cottage, Rye.
Erection of single storey rear extension to provide study.
SUPPORT APPROVAL

141 LAND NORTH OF UDIMORE ROAD

Members noted that Rother District Council had asked officers to identify suitable brownfield sites for residential development, prior to it re-considering releasing the site north of Udimore Road.

Members were satisfied that suitable sites were being explored.

142 NEW PRIMARY SCHOOL

The meeting noted that East Sussex County Council had commenced consultation on its new Rye Primary School planning application (*deadline: 10 April*). The Clerk advised that a copy was held in the office.

RESOLVED 1 To invite Members to view the documentation prior to the Committee considering the application on 2 April.

RESOLVED 2 To ask the Rye Observer reporter to report that the application is available to be viewed by the public at the Town Hall.

TC

143 PARISH MAINTENANCE TEAMS

Members were invited to consider what highways-related tasks could be referred to the Parish Maintenance Teams for 2007-08.

The suggestions following were made:

- Washing road signs
- Removing graffiti from bus shelters
- Cutting back vegetation encroaching on the pavement at Rye Hill
- Tillingham Avenue-Love Lane footpath: undertaking maintenance work to the footpath, ditch and stile.

The Clerk to advise Highways accordingly.

TC

144 A259 (MONKBRETTON BRIDGE)

The Mayor advised that he and the Committee Chairman had met with the Chairmen of the Chamber of Commerce and HotCats to update them on 'negotiations' with the Highways Agency.

The meeting closed at 8.36

Date.....

Chairman.....

ROCK CHANNEL DEVELOPMENT BRIEF

Senior Planning Officer, Sarah Anderton explained that the brief was at an early stage and she was not seeking decisions, merely 'pointers'. A draft brief would be considered by Cabinet on 4 June and then go out for formal and public consultation – with a viewing to the amended brief being presented for Cabinet approval in October.

She explained that the area in question was situated behind the terraced houses in South Undercliffe and ran from St Mary's Terrace up to – but not including – Rye Fisheries.

The brief presented an opportunity to establish 'overall' development guidance including: mixed use (including 40% affordable residential), improved access, a riverside walk and enhanced appearance – and is supported in the Local Plan. A complicating factor was the number of land ownerships. Consequently, SA would be meeting with owners – including the Environment Agency – to determine their aspirations and any development constraints.

Responding to a question from the Committee Chairman, she confirmed that she was aware of the Sea Space 'Rye Peninsula Project', which would need to 'mesh' with the brief.

Cllr Palmer *Were the South Undercliffe allotments under threat?*

SA The Local Plan Inspector did not suggest that the allotments should be retained but acknowledged their contribution as an open space.

Cllr Palmer *During discussions to establish the National Cycle Path Network the Council unsuccessfully attempted to persuade Sustrans to take the Rye section through Rock Channel. Could this be incorporated within the proposed riverside walk?*

SA Yes, if there is strong local support and realistic funding sources can be identified.

Cllr Carey advised SA that RTC considers the allotments to be 'statutory' and suggested a cycle path could form part of a developer's 'planning obligation'. He suggested also that, given that many South Undercliffe residents prefer to reside largely at the rear of their properties, their quality of life could be enhanced by way of a lane to provide them with vehicular access to the back of their homes – with the additional advantage of removing parked cars from the A259.

Cllr Carey *Development on the scale envisaged would probably involve the relocation of Jempsons, possibly out of the area to its site at Mountfield. Wouldn't this result in a net loss of jobs?*

SA The loss of a major employer would concern greatly Rother's regeneration office and it is likely efforts would be made to identify an alternative site locally.

Cllr Carey *Does Millward Homes – proposer of an elaborate marina development – retain an interest in the area?*

SA Not to my knowledge.

Cllr Kirkham advised that the Partnership was looking to redevelop Rye Fisheries.

Responding to Cllr John Breeds' concern that a full 40% of affordable homes – and community facilities – might not materialise, SA responded that, once adopted, the brief would have the status of Supplementary Planning Guidance and would, therefore, have significant weight.

SS *How much detail would the brief contain?*

SA It would probably identify broad areas, suggest mixed use and include design guidelines.

Cllr Dyce *Would the brief deter/prevent inappropriate development?*

SA The brief would indicate 'appropriate development'.

Cllr Izod *Would the brief have a 'maritime' feel?*

SA Yes, the area's maritime heritage would be reflected.

Cllr Palmer *Would the Environment Agency's flood defence work restrict development options?*

SA To some extent.

Speaking from the Public Gallery on behalf of the Rye Allotment Holders' Association, Mary Smith reported that an increasing number of younger families were requesting allotments. SA proposed visiting the site with the Association [to be arranged].