

**Minutes of a Meeting of the Planning & Townscape Committee
held at the Town Hall, Rye on Monday 4 February 2008**

PRESENT Councillors John Breeds, Jonathan Breeds, Bernardine Fiddimore, Lorna Hall, Jo Kirkham, Frank Palmer (**Committee Chairman**), Shaun Rogers, Sam Souster (Deputy Mayor), Sylvia Willgoss, David Wright

IN ATTENDANCE Richard Farhall - Town Clerk; Cllrs Brian Elliott, Sonia Holmes and David Russell; Andy Hemsley - *Rye Observer*; 8 members of the public

The meeting commenced at 6.30.

141 APOLOGIES

Apologies for absence were accepted from Cllrs Paul Osborne (Mayor – **Committee Vice-Chairman**) and Ian Potter.

142 DISCLOSURES OF INTEREST

Cllr John Breeds *prejudicial* **Item 146**
Lives adjacent to site

Cllr Souster *personal* **Item 146**
Lives in a road adjoining the site

Cllr Sylvia Willgoss *prejudicial* **Item 146**
Lives adjacent to site

The Chairman adjourned the meeting for public questions (see Appendix A).

6.45 *The meeting reconvened.*

RESOLVED To bring forward consideration of item 148.

148 FERRY ROAD RESURFACING

RESOLVED To use Cllr Wright's email to Members of 1 February as the basis of a letter to Highways conveying the Council's opposition to the proposal to close Ferry Road Thursday-Friday.
Clerk

143 MINUTES

The Minutes of the Planning and Townscape meeting of 21 January 2008 (PT19) were approved as a correct record and signed by the Chairman.

144 MATTERS ARISING

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100 A259 (Strand Quay): parking bays (obtaining further information from InterRoute on its methodology) Response outstanding.

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139 Camber Castle car park (ascertaining ownership) Outstanding.

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140 LDF: site identification consultation (reminding RDC of existing/upcoming brownfield sites within Rye) Actioned.

137 Planning Applications (second Udimore Road outline) RTC has been given a deadline of 25 February.

138 Land north of Udimore Road See main agenda item – 146.

145 PLANNING APPLICATIONS

RESOLVED That the comments following be submitted to the Planning Authority:

- | | |
|------------------------------|---|
| RR/2008/20/P
Del | 42 Kings Avenue – land adj, East Guldeford/Rye
Erection of a pair of semi-detached dwellings.
SUPPORT REFUSAL Out of keeping with properties in King's Avenue (they are two-story – the development proposed is three). |
| RR/2007/3566/P
Del | 77-79 Ferry Road, Rye
Change of use of office to A2 and/or D1 in order that the office can be used by a medical or health consultant.
SUPPORT APPROVAL |
| RR/2008/39/P
Del | Kingdom Hall – land adj to, Harbour Road
Erection of timber barn for housing of rhea young stock and feed.
SUPPORT REFUSAL The Town Council considers that the development conflicts with Policy RY1 of the <i>Rother District Local Plan</i> in that it compromises the Strategic Gap between Rock Channel and the Rye Harbour Industrial Area and does not protect the levels surrounding the Citadel. Additionally, its unsympathetic design would detract from the view of the town's characteristic profile. |
| RR/2008/52/P
Del | Durrant House Hotel, Market Street, Rye
Alterations to ground floor accommodation.
SUPPORT APPROVAL |
| RR/2008/54/P
Del | 2 Seaview Terrace, Market Street, Rye
Loft conversion including new dormer window and new skylight to rear elevation.
SUPPORT APPROVAL |

RR/2008/55/L
Del

Durrant House Hotel, Market Street, Rye
Alterations to ground floor accommodation.
SUPPORT APPROVAL

Cllrs John Breeds and Sylvia Willgoss re-stated their prejudicial interest in the item following and left the Chamber.

146 LAND NORTH OF UDIMORE ROAD

The Clerk advised that the Council's initial response to the appeal had been submitted by the 29 January deadline. He was aware that a Rother Officer was attempting to identify a suitable venue in Rye in March in connection with the Inquiry.

Cllrs Bantick and Wright had indicated that they either would be submitting a question for the full Rother Council meeting on 3 March – or would be prepared to do so.

Cllrs John Breeds and Willgoss returned to the Chamber.

147 PARISH MAINTENANCE TEAM

Members were invited to agree a schedule of tasks for the Team to undertake in 2008-09. Suggestions received already included washing road signs and cutting back the brambles overhanging the highway in The Grove.

Further suggestions should be passed to the Clerk **all**

The meeting ended at 7.07.

Date.....

Chairman.....

PUBLIC QUESTION TIME

Speaking on behalf of Rye & District Community Transport conveyed the charity's concerns about the planned 2-day closure of Ferry Road for resurfacing – and its likely impact on passenger transport services (see *Appendix B*).

Cllr Rogers – one of two Councillors who attended a recent site meeting with the County Council, its contractors and interested parties – advised that the Highways Department had been dissuaded from carrying out the work on a Wednesday because it was 'bin days'. ESCC's preference was for a Thursday and Friday – which would provide, if necessary, some overrun into the Saturday.

He had accepted the view that Ferry Road was too narrow to permit safe 'one lane' working. A system would be put in place to ensure emergency service vehicles could pass through the site.

Cllr Wright suggested that Rye had suffered more than its fair share of major road closures over the past few years and that – despite the diversion proposed being in the region of 18 miles - it appeared no bus operators had been consulted. He observed that c40% of the town's population live in the Tilling Green area and that the 325 bus service makes 16 return journeys daily to the Estate.

The Clerk observed that when Highways flagged up the scheme in late 2007 the Town Council requested that, should complete closure be essential, the work should take place over weekday evenings or a non-public holiday weekend. Highways had rejected both suggestions on economic grounds.

Cllr Kirkham suggested that two consecutive Sundays would be preferable or, if this was considered impracticable, Monday-Tuesday.

Chris Howerd observed that for accommodation providers and eateries, out-of-season, weekends tended to be busier than weekdays.

PTZO APPENDIX B

As transport providers in and around Rye we are greatly concerned over the proposed 2-day road closure to traffic in April of Ferry Road between Cyprus Place and the bridge over the River Tillingham.

This will mean that access to the town centre for 40% of its population will only be possible on foot (or in a wheelchair). It is perhaps ironic that because of the closure of the Tilling Green post office in March greater numbers will be needing to get into Rye from there than at present.

The affected area includes a medical centre (Ferry Road Surgery), the Rye Playgroup and also the Magdala Day Centre which is used on Tuesdays and Wednesdays by Rye Age Concern to provide day care facilities and similarly by ARRC on Mondays, Thursdays and Fridays. Both providers have a large proportion of their clients brought in and taken home by minibus

The stretch of road to be closed is crossed by 44 bus journeys each day Monday to Friday, excluding school transport, ie 32 of the 325 services going between Rye Station and Tilling Green and back again and 12 of the 326 services going between Rye Station and Cadborough Cliff or Broad Oak and back again.

The proposed diversion from the Tillingham Bridge to the centre of Rye is up to Broad Oak, along the A28 to Northiam and back through Beckley, Peasmarsh and Rye Foreign to Rye, a distance of 18 miles (each way), which would take 35 – 40 minutes by bus.

There is insufficient room at the Tillingham Bridge end to turn a bus so operating a shuttle service to and from either end of the closed section would not be feasible, in any case the length of the closed section is too long for many of the elderly who use the bus services to get into the centre of Rye to walk (with the much shorter Monkbretton Bridge closure the shuttle bus drivers frequently had to assist passengers walking across, especially when they had shopping to carry).

Although access for the fire brigade to the town has been planned in nothing has been said about their access to Tilling Green or Udimore Road and Cadborough Cliff (perhaps cover is to come from Broad Oak, 6 miles away) or about any access for the police and ambulance services.

We are concerned that information about this scheme has been disseminated very scantily and we fear that there may be intentions to get the scheme set up as quickly as possible and present those affected with a fait accompli – we are well aware that the regulations on road closure change on 1st April requiring a three month period of notice rather than the current one month.

This proposed scheme needs far more consideration and planning – why is it that complete road closure has so far been presented as the only option for the work, surely one carriageway can be done at a time. Should that be impossible then the East Sussex Highways should plan the work for 2 successive Sundays with full provision for access for the emergency services.