

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

PRESENT Councillors John Breeds, Bernardine Fiddimore, Lorna Hall, Jo Kirkham, Paul Osborne (Mayor – **Committee Vice-Chairman** Frank Palmer (**Committee Chairman**), Ian Potter, Shaun Rogers, Sam Souster (Deputy Mayor), David Wright

IN ATTENDANCE Richard Farhall - Town Clerk; Cllrs Granville Bantick, Brian Elliott, Sonia Holmes and David Russell; 2 members of the public

The meeting commenced at 6.30.

157 APOLOGIES

There were no apologies for absence.

158 DISCLOSURES OF INTEREST

Cllr Bantick	<i>personal</i>	Item 163 Lives adjacent to the site
Cllr John Breeds	<i>prejudicial</i>	Item 163 Lives adjacent to site
	<i>prejudicial</i>	RR/2008/232/P RR/2008/233/L Director of, and shareholder in nearby business
Cllr Souster	<i>personal</i>	Item 163 Lives in a road adjoining the site
Cllr Potter	<i>prejudicial</i>	Item 163 Has 'beneficial interest' in an Udimore Road property
	<i>prejudicial</i>	RR/2008/232/P RR/2008/233/L Forms part of Old Borough Arms which is licensed. Director of a company holding a Premises Licence under 2004 Licensing Act
	<i>personal</i>	RR/2008/303/T Applicant lives in close proximity to Standard Inn

The Chairman adjourned the meeting for public questions. There was none.

The meeting reconvened.

159 MINUTES

The Minutes of the Planning and Townscape meeting of 18 February 2008 (PT21) were approved as a correct record and signed by the Chairman.

160 MATTERS ARISING

Page 2

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

139 Camber Castle car park (ascertaining ownership) Outstanding. An Environmental Health Officer had re-visited the site and concluded that the site occupant had not created a 'statutory nuisance'. It was understood that the occupant wished to be re-housed.

147 Parish Maintenance Team The Clerk asked for Members to provide him with any further tasks for the Team as soon as possible.

161 PLANNING APPLICATIONS

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

- | | |
|--|--|
| RR/2008/165/P | Seymour House, Landgate, Rye. |
| RR/2008/241/L | Erection of new ground & first floor rear extension to form dining room & family bathroom.
SUPPORT APPROVAL |
| RR/2008/235/P | 6 Udimore Road, Rye.
Erection of two storey rear extension.
<i>Applicant: P Baker, 6 Udimore Road, Rye.</i>
SUPPORT REFUSAL The Council requires assurance that the existing right of way serving this and neighbouring properties will be preserved. |
| RR/2008/248/P | Strand Quay Gallery, The Strand, Rye.
Change of use of building to form a mixed use (A1 and A3) by forming a coffee shop within the gallery.
SUPPORT APPROVAL |
| RR/2007/3175/P
<i>Retrospective</i> | 3 Landgate Square, Rye.
Re-erection of brick wall and gate replacing temporary wooden gate and fence.
SUPPORT APPROVAL |
| <p><i>Cllrs John Breeds and Potter re-stated their prejudicial interests in the applications following and left the Chamber.</i></p> | |
| RR/2008/232/P
RR/2008/233/L | Mermaid Corner Café, Mermaid Street, Rye.
Addition of metal railings to terraces, replacement of stone coping, replacement of two windows to tea shop, addition of 1 window to hotel and alterations to rooms off car port, repointing of stonework. |

SUPPORT REFUSAL Serious concerns about the safety of customers being served through the 'Mermaid Street window' – the pavement is narrow, the road cobbled and it is on a confusing junction.

RR/2008/303/T 45 The Mint, Rye.
Reduce back by 40% of two flowering cherries. Reduce in height by 35% one magnolia tree.
SUPPORT APPROVAL

Cllrs John Breeds and Potter returned to the Chamber.

162 PROPOSED STOPPING UP ORDER

Members were invited to consider a request made to the County Council by the owner of Hawthorndene, Military Road for a Stopping Up Order to apply to an area of highway at the property's front boundary. Although the area lay outside the parish boundary (in Playden) the Committee Chairman suggested that the Committee might like to express an opinion because it was located on Rye's only remaining 'rural' approach road (the others being affected by ribbon development).

A number of members agreed that that Military Road forms an attractive entrance to the town; however, others considered that the proposed Stopping Up Order was not a Rye Parish matter.

The Committee Chairman had established that Playden PC had received a planning application to replace the fire damaged dwelling adjoining the site with a 2-storey property with a flat roof.

Cllr Fiddimore advised that she had observed a trend for the 'annexation' of public space in Iden.

A vote to simply 'note' the proposed Stopping Up Order was lost on the Committee Chairman's casting vote.

Cllrs Bantick and Souster restated their personal interests in the item following. Cllrs John Breeds and Potter restated their prejudicial interests in relation to the item following and left the Chamber.

163 LAND NORTH OF UDIMORE ROAD

The Clerk confirmed that, at the previous night's Rother Council meeting, Members had resolved to defer releasing land north of Udimore Road for development for a further 6 months. He had not yet received dates for the Planning Inquiry relating to the developer's appeal against the Planning Authority's refusal of its first planning application.

Prior to the Rother meeting, Cllr Osborne had suggested a deferral period of 12 months to the Leader; however, advice had been given that – particularly bearing in mind the upcoming Inquiry and the incomplete investigation into alternative brownfield sites – this would be considered indefensible. Cllr Prochak's proposed amendment, seeking a deferral to 2012, risked exposing Rother to a Judicial Review. Cllr Russell agreed that RDC would be unable to justify binding itself to such a position for a four-year period.

At the meeting, Cllr Glazier had advised that County would be bringing forward its consideration of declaring the Tilling Green and Freda Gardham

school sites surplus to the end of the month. Such a declaration would open the way for serious dialogue between Rother planners and County in respect of potential residential development.

The Mayor suggested that the Planning Authority's suggestion that it could not pursue the development of alternative brownfield sites – such as Rock Channel – because it had lost a senior planning officer was not an acceptable reason to take the easy option of attempting to make available the Udimore Road site. Also disappointing was the fact that, during Public Question Time, Cllr Glazier had been provided with dwelling completion figures to March 2007 only – and with no figures for 'build starts'. Around 40 dwellings are currently under construction in Rye. Furthermore, the new Library development would provide 10 flats, 198 dwellings would be provided in Camber and 6-7 were likely at Rye Harbour. He added that, given the current economic climate, even if Aroncorp obtained planning permission there was no certainty that it would proceed to develop the site (at least in the short term).

Cllr Souster (who had been present at the RDC meeting) suggested that members of the public who had attended had been disturbed by the voting along party lines and added that he had formed the impression that many Members did not fully understand the situation. He added that, at this stage, the *Rother Local Plan* was beyond amendment – and highlighted also a recent article in the *Sunday Times* which suggested the Prime Minister wished to clamp down on 'second homes'.

The meeting ended at 7.15

Date.....

Chairman.....