

**Minutes of a Meeting of the Planning & Townscape Committee
held at the Town Hall, Rye on Monday 7 January 2008**

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

IN ATTENDANCE Richard Farhall - Town Clerk; Cllrs Granville Bantick, Sonia Holmes and David Russell; Andy Hemsley - *Rye Observer*; 7 members of the public

The meeting commenced at 6.31

126 APOLOGIES

Apologies for absence were accepted from Cllrs Lorna Hall and David Wright.

127 DISCLOSURES OF INTEREST

Cllr Kirkham *prejudicial* **RR/2007/3537/P**
Rye Partnership Director

Cllr Souster *prejudicial* **RR/2007/3537/P**
Rye Partnership Director

The Chairman adjourned the meeting: there were no questions/contributions from the members of the public present.

128 MINUTES

The Minutes of the Planning and Townscape meeting of 18 December 2007 (PT17) were approved as a correct record and signed by the Chairman.

129 MATTERS ARISING

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81 Camber Castle Car Park (obtaining details of ownership from Land Registry) The Land Registry had advised that there was no registered owner. Members would be invited to consider a course of action at the next meeting.

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

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113a) Section 106 Agreements: funding (writing to ESCC, RDC and the Highways Agency to ascertain if they are holding any monies earmarked for Rye) RDC and the Highways Agency had advised that they are not holding Section 106 monies for Rye.

120 Gibbet Marsh Public Seating (identifying a suitable location for another bench) The Clerk advised that a sum for an additional (possibly 'dedicated') bench would be included in the Draft 2008-09 Budget to be considered by the PRGP Committee on 14 January.

130 PLANNING APPLICATIONS

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

RR/2007/3244/P 8 Burnhams, Landgate, Rye
Del Installation of satellite dish.
SUPPORT APPROVAL

RR/2007/3418/T Eagle Cottage, Eagle Road, Rye
Del Overall thin, crown reduction and thin crown by 25% of one silver birch. Thin by 25% one rowan tree.
SUPPORT APPROVAL

RR/2007/3529/L Hope Anchor Hotel, Watchbell Street, Rye
Del Retention of roof mounted digital TV aerial.
SUPPORT APPROVAL

6.37 *The Chairman adjourned the meeting for any comments from members of the public on the application following.*

Cllr Souster re-stated his prejudicial interest in the application and, in accordance with the Council's Code of Conduct, addressed the meeting.

Cllr Souster had some sympathy with the content of the letter from one of the occupants of Ferry Cottage, Mr Houselander – particularly his concerns about the buffer area between the Fisheries and the Cottage and the proposed concrete car park raising the ground level. Cllr Souster highlighted an email from the Partnership's Chairman, Cllr Glazier to the Head of Planning which emphasised that the Partnership would only let out the planned units to non fishing-related businesses as a last resort – should no preferred tenants be found.

6.42 *Cllr Russell declared a prejudicial interest in this application by virtue of being a Director of the Rye Partnership. He, Cllr Kirkham and Cllr Souster left the Chamber.*

RR/2007/3537/P Rye Fisheries, Rock Channel Rye
Del Internal alterations and change of use of fish processing unit to light industrial use, formation of new hard standing and parking area.
SUPPORT APPROVAL Subject to the buffer area adjacent to Ferry Cottage remaining at 6m (as specified on the site plan accompanying planning application RR/94/0355/P); the buffer area being planted with appropriate trees/shrubs; the level of the proposed new area of hard standing/parking not being raised above the existing ground level; the Planning Authority approving a drainage scheme for the proposed car parking area which would not affect adversely neighbouring properties.

Cllrs Kirkham, Russell and Souster returned to the Chamber.

131 LAND NORTH OF UDIMORE ROAD

The Clerk advised that there were two related issues ongoing in relation to the greenfield site north of Udimore Road:

- a) Aroncorp had appealed against Rother's refusal to grant it outline planning permission to build 135 dwellings on the site.
- b) On 3 March Rother District Council would be considering a Cabinet Recommendation that the land be released (from the Rother District Local Plan reserve list) for development.

In relation to a) the deadline for initial comments to the Planning Inspectorate was 29 January. However, the appeal documentation had not yet been uploaded to the Inspectorate's Planning Portal, nor was it available locally. The Clerk had emailed these concerns to the Head of Planning. Although he had not yet had a reply he had received a message from a local resident that the documentation would be uploaded today and a set would be deposited at the Rye Community Help Point. The Clerk had enquired also whether there would be an opportunity to meet the Case Officer locally. Another member of the public had suggested it would be appropriate for any hearing to be held in Rye. The Clerk to pursue. **Clerk**

The Clerk suggested that the Council consider its comments on the appeal itself at the next meeting. **Clerk**

Members were invited to consider b). The Mayor suggested that the promised 'investigation into alternative brownfield sites within the District' had not been particularly thorough and observed that, upon the completion of the new primary school in August, three former school sites would be 'surplus'. It was agreed generally that the reasons cited for delaying progression of the development of Rock Channel – staff vacancies and uncertainty about the legal status of the South Undercliff allotments – could not, reasonably, be used to justify the release of the land north of Udimore Road. The Mayor observed further that 196 houses being built in Camber were being purchased mainly as investment properties/second homes and that, given the so-called 'credit crunch', Aroncorp might delay construction or proceed only for the properties to remain empty for a few years.

Cllr John Breeds observed that the officer report to the Cabinet had suggested that the 'balance had been tipped' in favour of releasing this land. He suggested this was largely a subjective judgment.

The Committee Chairman reported that Meridian TV had interviewed a number of concerned local residents on site that morning and that a piece might be broadcast tomorrow.

RESOLVED To give further consideration to the Town Council's course of action at the next meeting.

132 LOCAL DEVELOPMENT FRAMEWORK

Members were invited to consider Rother District Council's request for the Town Council's views on:

- a) the direction of the draft 'strategic objectives' for development and change in Rother.

b) any particular local needs that would impinge on future development – eg enhanced community facilities, affordable housing or transport (or identifying key services/facilities that may be under threat). (Deadline: 14 January.)

It was agreed generally that the initial overall LDF objectives in relation to Rye – ‘to improve learning and economic opportunities, support the Port of Rye and to manage development, tourism and traffic within and around the historic Citadel’ – were non contentious.

RESOLVED To draw the Planning Authority’s attention to the Parish’s need for: a community centre on the Tilling Green Estate, social/affordable housing, and facilities for younger people – such as a digital cinema. Clerk

The meeting closed at 7.07.

Date.....

Chairman.....