

**Minutes of a Meeting of the Planning & Townscape Committee  
held at the Town Hall, Rye on Monday 23 June 2008**

**PRESENT** Councillors John Breeds (Deputy Mayor), Jonathan Breeds, Jo Kirkham, Frank Palmer (**Committee Chairman**), Shaun Rogers, Mary Smith, Sam Souster (Mayor)

**IN ATTENDANCE** Richard Farhall - Town Clerk; Cllrs Granville Bantick, Brian Elliott, Lorna Hall and Ian Potter; County Cllr Keith Glazier; 13 members of the public; Andy Hemsley – *Rye Observer*

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*The meeting commenced at 6.30*

**22 APOLOGIES**

Apologies for absence were accepted from Cllrs Bernardine Fiddimore, Paul Osborne (Committee Vice Chairman) and David Wright.

**23 DISCLOSURES OF INTEREST**

Cllr Keith Glazier	<i>personal</i>	<b>Item 27</b> Member of the Rye Primary School Project Board and Member of the local authority constructing/owning the facility
Cllr Lorna Hall	<i>prejudicial</i>	<b>Item 27</b> Adjacent landowner
Cllr Mary Smith	<i>personal</i>	<b>Item 27</b> Love Lane allotment holder
	<i>personal</i>	<b>RR/2008/1520/P</b> Acquaintance of applicant
Cllr Sam Souster	<i>personal</i>	<b>RR/2008/1520/P</b> Acquaintance of applicant

*The Chairman advised that he would adjourn the meeting just prior to item 27 to allow members of the public to make representations.*

**24 MINUTES**

The Minutes of the Planning and Townscape meeting of 9 June 2008 (PT03) were approved as a correct record and signed by the Chairman.

**25 MATTERS ARISING**

*Page 1, 13 Water Resources Management (Cllr Souster & the Clerk reviewing the document) Outstanding.*

*Page 2, 21 Flushing House (advising ESCC that the Committee was unable to agree a preferred option). Actioned.*

## 26 PLANNING APPLICATIONS

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

**RR/2008/1400/P** Middle House, Rye Hill, Rye  
(Del) Erection of pvcu conservatory to the rear of the property.  
SUPPORT APPROVAL

6.38 *Cllr Rogers arrived*

**RR/2008/1431/P** 7 Rock Channel Quay, Rye  
(Del) Alteration of rear two upper storey windows, increasing size and adding safety rail.  
SUPPORT APPROVAL

*Cllr Souster re-stated his personal interest in the application following:*

**RR/2008/1520/P** 16 Love Lane, Rye  
(Del) Demolition of existing garage and wall and erection of pitched roof garage with rooflight. Erection of new garden wall.

## 27 RYE PRIMARY SCHOOL

6.39 *The Committee Chairman adjourned the meeting to allow local residents to convey their concerns about the construction and appearance of the building – and highways related issues (See Appendix)*

7.07 *The meeting reconvened.*

Cllr Kirkham observed that the Council had looked at the plans on a number of occasions.

It was considered generally that the Council should support efforts to ensure that the impact on the development on local residents was mitigated.

**RESOLVED To accept Cllr Glazier's offer to facilitate a meeting at the TPCC or Town Hall between the interested parties (including ESCC, local residents and Rother District Council) in order to consider the concerns expressed by local residents.**

**Cllr Glazier, Clerk**

*Cllr Hall returned to the Chamber.*

## 28 FERRY ROAD: VULNERABLE HIGHWAY USERS

Cllr Smith invited Members to consider pedestrian safety concerns in relation to LGVs traveling too fast along Ferry Road in the vicinity of the Ferry Road Medical Centre, Rye Pre-School Play Group and Magdala House – and to agree a course of action. Dr Bolidai had written to ESCC on 29 August 2006 expressing concern about traffic speed and pedestrian safety. The road has multiple bends and she had observed frequent 'near misses'. She suggested that if a crossing was not a practicable proposition then some form of traffic calming could be considered.

Cllr Souster advised that the County's Transport Strategy department had responded to Dr Bolidai on 15 November 2006. This issue had been raised at the recent County-Town Council liaison meeting. Zoe Tweed (Transport Strategist) had offered to talk with development control about obtaining 106 agreement monies from Aroncorp to fund traffic calming.

The Clerk added that only three reported road traffic accidents had been recorded on the stretch of road in question (from Gibbet Marsh car park to the bend) over the last 3 years. It was likely that County would consider the road 'very low priority' for traffic calming. In relation to crossings, it was possible to request formally a 'usage count'; however, 70 sites had been identified within the County as qualifying for a crossing but funding existed for only 2 schemes a year.

Speaking from the Gallery, Cllr Glazier advised that he would be meeting with Highways officers on site within the next 2 weeks. County was undertaking currently a review of speed limits and the focus on Eastern Rother would be 2011-12. A radar speed gun was based at Rye Police Station and its deployment could be requested. A Community Speed Watch scheme in a neighbouring parish identified that 76% of speeding drivers lived within that parish.

**RESOLVED To request a usage count and seek the deployment of the radar gun in Ferry Road-Udimore Road in order to determine (and reduce) average traffic speeds. Clerk**

*The meeting ended at 7.29*

Date.....

Chairman.....

**RYE TOWN COUNCIL****MINUTES PT04****27 RYE PRIMARY SCHOOL**

*Cllr Hall re-stated her prejudicial interest in this item and, in accordance with the Code of Conduct, made the statement following prior to leaving the Chamber:*

She had assisted with the collection and summation of local residents' concerns – which included: the external colour scheme; apparent deviations from planning conditions; inadequate parking for staff; the wish to influence the proposed travel plan and landscaping; the possible loss of the fir trees; the building looking more like an industrial unit; the architects having produced similar schemes elsewhere which have blended well into a semi-rural environment. She reported that Cllr Russell had been shocked by the appearance of the building and invited Members to consider whether it was what they had expected, whether they had visited the site and how its impact could be softened.

The discussion ensuing included the comments following:

Cllr Smith suggested that: the ESCC officer's response to Mr Howlett's letter of 3 June was unhelpful, unsympathetic and did not address adequately the issues raised; increased traffic movements and parking issues were likely to impact heavily on residents; the planners should have involved residents more; the colours of the ventilation 'funnels' appeared to have deviated from the original scheme – the yellow is particularly problematic; the crack willows proposed could well need pollarding – and are 'invasive'; transport issues need to be addressed urgently; there was a rumour that the footpath from Tillingham Avenue would not be completed in time; it was understood that a developer obligation arising from the proposed development north of Udimore Road would be funding a footpath from it to the schools; ESCC should meet with residents.

Cllr Glazier advised that he had received just two letters from residents and suggested that others could have contacted him directly. During the planning stage of the (£7m) school, the County received concerns from just 7 individuals. He was happy to facilitate a meeting between interested parties and suggested it might be possible to take some minor adjustments to the Project Board.

Comments from members of the public included: one resident had made many representations to County during the planning stage; it was regrettable that planning authorities are permitted to determine their own applications; effective screening is required; there appears to have been no attempt to blend the development with its rural/historic setting; the external colour scheme should be modified; as the owner of the land currently used as a base by the contractors, Rother DC needs to be involved in any discussions regarding screening; the original models and plans indicated more trees; the building looks like a 'liner'; there was a rumour that the trees in front of the TPCC would be cut down; the bright colours could cause hyper-activity in children; there appeared to be inadequate play space.

Cllr Glazier advised that ESCC was renting land from RDC during the project and that one of the conditions was that it would be turfed prior to being handed back. The scheme did not require TPCC to remove any of its trees. The play space proposed (some of which would be shared with TPCC – with the probable addition of a Multi Use Games Area) met national standards. It would be easier for the Head to control – and interact with – pupils within the area provided. The bridge and footpath across the playing field were on schedule.

He confirmed that the 2008-09 roll was 211 but that the school could accommodate up to 400 pupils. ESCC had a policy of not closing village schools and so this would not happen to fill any surplus capacity at Rye. It was envisaged that after the first year of operation a greater number of parents would select Rye Primary as their first choice.

Responding to further questions, Cllr Glazier advised that the Governing Body and Head Teacher had begun to draft a Travel Plan and this could include a 'walking bus' – perhaps from the Station Car Park.