

**Minutes of a Meeting of the Planning & Townscape Committee  
held at the Town Hall, Rye on Monday 22 November 2010**

**PRESENT** Councillors John Breeds (Mayor), Bernardine Fiddimore,  
Lorna Hall (Deputy Mayor), Jo Kirkham, Paul Osborne, Frank  
Palmer (**Committee Chairman**), Shaun Rogers

**IN ATTENDANCE** Richard Farhall - Town Clerk; Cllrs Granville Bantick,  
Sonia Holmes and Mary Smith; Andy Hemsley – *Rye  
Observer*; 6 members of the public

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*The meeting commenced at 6.31pm*

**80 APOLOGIES**

Apologies for absence – and the reasons lodged with the Clerk – were accepted from Cllrs Jonathan Breeds and David Wright (**Committee Vice Chairman**).

**81 DISCLOSURES OF INTEREST**

Cllr Paul Osborne	<i>personal</i>	<b>RR/2010/2570/P</b>	RDC Member - potential for application to be referred to full Council
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Cllr Osborne advised that he would not participate in the vote on RR/2010/2570/P.

The Committee Chairman adjourned the meeting for questions from members of the public.

*RR/2010/2570/P(Tesco planning application)*

Keith Taylor highlighted the (tabled) CDR comments prepared by himself and Christopher Strangeways. He expressed concern that, if any supermarket obtained planning consent on the Lower School site, at some future point it could seek to expand its operation northwards. He suggested that the (approved) expansion of Jempsons/Budgens should be taken into consideration when assessing Rye's convenience shopping needs.

In connection with this, John Howlett asked if the Council would consider drawing up a schedule of those green spaces which should be protected from development.

Cllr Osborne observed that the duration of the Christmas procession road closure on 11 December was 'between the hours of 1pm and 7pm'. He hoped that this would not be actual case on the day.

*The meeting reconvened.*

**82 MINUTES**

The Minutes of the Planning and Townscape meeting of 8 November 2010 (PT13) were approved as a correct record and signed by the Chairman.

**83 MATTERS ARISING**

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*FE Centre (making representations to RDC Planning Committee Members concerning weaknesses in the proposed s106 Agreement) Actioned – the Planning Committee had asked that RTC's concerns be taken into account when redrafting the Agreement and deferred further consideration pending a site inspection.*

*PQT - Landgate Tower The Clerk had met with John Bragge and Brian Banks and the views of stakeholders would be reported to the next meeting.*

*61 Town Hall Cottage – installation of mini satellite dish (seeking informal advice from the Planning Authority – having firstly obtained photographs of the property) Outstanding.*

**84 PLANNING APPLICATIONS**

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

*Cllr Osborne re-stated his personal interest in the item following and his intention not to participate in the vote.*

**RR/2010/2570/P**  
(Com)

Former Thomas Peacocke School site, Ferry Road, Rye  
Erection of a supermarket, associated car parking, new access from Ferry Road, demolition of Queen Adelaide PH and supporting infrastructure.  
*Applicant: Tesco Stores Ltd, c/o Contour Planning Services, Weltech Centre, Ridgeway, Welwyn Garden City*

Comments from Committee Members included: Tesco was proposing to undertake some removal of scrub/young self-seeded trees from the area protected by a TPO; a local resident believed that a 'disused badger sett' was actually 'active'; Tesco had agreed to undertake a desktop archaeological survey; the original building design (presented at the public exhibition) had been 'rustic' – the design submitted bore no resemblance to this; the design was bland, unsympathetic and looked like a row of garages; in relation to the building of Tesco's in Tenterden, an informal survey of local estate agents had revealed that properties close to the store valued below £1/2m prior to the development had actually risen in value; suggestions of lower property values and traffic congestion were all supposition; Rye needed another supermarket; the battle to build on the site between

Tesco and Sainsbury could go on for a number of years; the permitted on street parking in Ferry Road was a current cause of congestion; the Chamber of Commerce was now more well-disposed towards a supermarket on the site on the basis that it could bring additional trade to the town; both Tesco and Sainsbury's had advised that they had no plans to expand beyond the site boundary; the Committee usually refused applications it was not entirely happy with, citing reasons for refusal – rather than recommending approval subject to conditions.

Speaking from the Gallery, Cllr Bantick expressed concern about access to the development proposed. It would lay just 30m from the level crossing, which saw 36 train movements daily. The road was used by HGVs and the Valley Park development was likely to result in increased traffic. Congestion was likely and posed a risk to older people (a GP surgery was close by) and the access of the Fire Service to its station might be impeded. Cllr Holmes added that she had suggested that RDC's Planning Committee should undertake a site visit.

Cllr Smith suggested that other, more suitable, sites were available; highlighted the anxiety experienced by local residents and expressed concern about the site being expanded in the future.

*The Chairman adjourned the meeting for further contributions from the members of the public present.*

Ann Osborne observed that no-one had mentioned the well-being of those living adjacent to the proposed development. Local residents were concerned about the possible decrease in the value of their homes and the level of compensation should a CPO be sought. The gardens of the Victorian villas would be affected by the development directly.

Stuart Harland (MSLAG) advised that MLAG was concerned about the close proximity of the level crossing to the accesses proposed by both Tesco and Sainsbury. There would be longer queues of traffic when the gates were down, which could worsen because there was now a sound case for arguing that the Hastings-Ashford line should benefit from two trains an hour during the day and later evening services. The proposed accesses would be viable only with the introduction of traffic lights – and this might not secure Network Rail approval.

**RESOLVED 1 (For – 3; Ag – 0; Abst -3)** To support approval – subject to:

**(a)** The provision of a building which is in keeping with, and complementary to, the character of the town.  
*Note The design of the building is considered bland and uninspiring – and differs significantly from that indicated at the public exhibition. Given the position of the site, at the very least the Council would expect to see a pitched roof.*

**(b)** Preservation of the green 'buffer corridor' (the subject of a TPO) between the site and the railway line.  
*Note Some dead – and cut – material should be left in situ to provide a habitat for flora and fauna.*

**(c)** Removal of the permitted parking on the SW side of Ferry Road between Mill Road and Magdala House – and provision of equivalent replacement parking for residents and their visitors elsewhere in the immediate vicinity.  
*Note It is considered that this action would minimise the risk of increased traffic congestion arising from use of the new access at certain times – and would improve traffic flow.*

**RR/2010/2640/P**  
(Del)

River Haven Hotel, Winchelsea Road, Rye  
Changing part of car park into car wash.  
*Applicant: Mr R Hama, 1 Cornwallis Terrace, Hastings*  
**RESOLVED 2** To support approval.

**85 DUNGENESS, ROMNEY MARSH AND RYE BAY SPECIAL PROTECTION AREA & NEW RAMSAR SITE CONSULTATION**

Cllr Fiddimore advised that she had walked some of the area concerned and, on balance, was in favour of the proposed additions/deletions of Ramsar and SPA sites. She had been concerned initially that they might inhibit further development within the Rye Harbour Road Industrial Area/Employment zone; however, the general view of the interested parties was that this would not be the case. Cllr Palmer concurred with this assessment.

Cllr Rogers suggested that it would be desirable to reinforce the Council's desire that the designations should not encroach on to the Industrial zone because of the risk of losing employment opportunities.

**RESOLVED To support the consultation proposals in principle – subject to them not encroaching – or impacting – on the Rye Harbour Road Industrial Area/ Employment zone. Clerk**  
*Deadline: 13 December 2010.*

*The meeting ended at 7.19pm.*

Date.....

Chairman.....