

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 5 September 2011**

**PRESENT** Councillors Gemma Blumire, John Breeds (Mayor), Mike Eve, Bernardine Fiddimore, Heidi Foster, Sonia Holmes, Nigel Jennings (**Committee Chairman**), Jo Kirkham, Shaun Rogers (Deputy Mayor), Adam Smith (**Committee Chairman**)

**IN ATTENDANCE** Richard Farhall – Town Clerk; 10 members of the public

*The meeting commenced at 7.30pm*

**43 APOLOGIES**

Apologies for absence – and the reasons lodged with the Clerk – were accepted from Cllr Sam Souster.

**44 DISCLOSURES OF INTEREST**

John Breeds	<i>personal</i>	<b>RR/2011/1587/A</b>	Friend of applicant
Mike Eve	<i>personal</i>	<b>RR/2011/1619/P RR/2011/1620/L</b>	Friend of applicant
	<i>personal</i>	<b>RR/2011/1608/P</b>	Acquainted with an objector
	<i>personal</i>	<b>RR/2011/1678/P RR/2011/1679/L</b>	Friend of applicant
Heidi Foster	<i>personal</i>	<b>RR/2011/1619/P RR/2011/1620/L</b>	Friend of applicant
	<i>personal</i>	<b>RR/2011/1608/P</b>	Acquainted with an objector
Adam Smith	<i>personal</i>	<b>RR/2011/1619/P RR/2011/1620/L</b>	Acquainted with applicant

*The Chairman adjourned the meeting for public questions/comments (see Appendix).*

*The meeting reconvened.*

**45 MINUTES**

**RESOLVED** That the Minutes of the Planning and Townscape meeting of 22 August 2011 (PT06) be approved as a correct record and signed by the Chairman.

## 46 MATTERS ARISING

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*33 Strand Quay: motorcycles (arranging an informal meeting with the EA Environment Manager)* This had taken place at the Town Hall on 31 August and had been attended by the Mayor, other Town Councillors, the Clerk, Harbour Master, the Environment Agency's regional Environment Manager, PC Fielder and PS Downs. The administrators of the Kent & Sussex Bikers' Forum had given their apologies but had submitted a constructive statement just prior to the meeting. The general conclusion was that the problem of 'displaced' riders parking unlawfully or on private property was currently limited to 1-3 occasions a year and that this frequency was 'tolerable'. It was agreed generally that contacts with bikers' organisations and bikers should be developed – the message being that it was unacceptable to park unlawfully/trespass.

*6.42 Cllr Fiddimore arrived.*

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*41 Electronic communication – planning applications (completing a questionnaire)* To be considered by Council on 12.9.11.

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*42 New bus shelters – Crownfields, Resolution 1 (endeavouring to obtain a 'planning gain' contribution to replace the shelters – from whichever supermarket develops the Lower School site)* Actioned – the Clerk has asked RDC to consider amending the draft s106 Agreement.

*42 New bus shelters – Crownfields, Resolution 2 (modification of existing shelters)* No further progress.

## 47 PLANNING APPLICATIONS

To consider the applications following:

<b>RR/2011/1608/P</b> (Del)	50 Cinque Port Street – Madhi Spice, Rye New replacement shop front and signage alterations to rear and side elevations. Remove existing flat roof, replace with second storey extension on top with slate pitch roof and tile hung sides. New section of mono pitched roof to tie in with existing. Demolish existing concrete flat roof building to rear and rebuild new single storey brick building under clay pitch roof. <i>Applicant: Mr Karim, 50 Cinque Port Street, Rye</i> DEFER – insufficient information about noise and odour control, ventilation and drainage.
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*The Mayor re-stated his personal interest in the application following:*

- RR/2011/1587/A** The Cottage, Mermaid Passage, Rye  
(Del) To place a removable board, semi-obscured from the High Street/Mint by a Listed tree, showing details and the direction of the Mermaid Inn, The sign is situated on private land with full permission from the landowner and not obstructing any pedestrian thoroughfares.  
*Applicant: Mrs J Blicow, Mermaid Inn Ltd, Mermaid Street, Rye*  
SUPPORT REFUSAL Not in keeping with the Conservation Area
- RR/2011/1619/P** Little Orchard House, 3 West Street, Rye  
**RR/2011/1620/L** Demolition of existing linkway and erection of enlarged single storey kitchen/breakfast room.  
(Del) *Applicant: Mr & Mrs Stuart, 3 West Street, Rye*  
SUPPORT APPROVAL
- RR/2011/1653/P** 1-18 The Boat House, Rock Channel Quay, Rye  
(Del) Replacement of existing timber/iron balustrades with stainless steel and glass.  
*Applicant: Mr C Melville Brown, Boathouse (Rye) Management Co Ltd, 39 Grimstone Avenue, Folkestone.*  
SUPPORT APPROVAL
- RR/2011/1678/P** 7 West Street, Rye  
**RR/2011/1679/L** Proposed replacement staircase.  
(Del) *Applicant: Mrs E Kimber, 7 West Street, Rye*  
SUPPORT APPROVAL Subject to the Conservation & Design Officer having no objections.

#### 48 PROVISIONAL TPO

Members were advised that Rother District Council had made a Provisional Tree Preservation Order in respect of two oak trees situated on land at the rear of The Strand – and next to Traders Passage – and were invited to consider whether to make representations (*deadline for comments (by post only): 9 September 2011*).

The ensuing discussion included the comments following: the trees are striking; they are on unregistered land – with no known owner; there is a risk that, at some point, the trees could become dislodged, shed a bough or cause a rockfall – with the risk of injury/damage to people/property below; at the last meeting RTC supported a planning application seeking the removal of one of the trees – subject to ESCC assessing the impact of its roots on the fabric of Traders Passage; crown reduction would be preferable; it was unlikely that a tree surgeon would attend to the trees without the owners' permission.

**RESOLVED Not to comment on the proposed TPO but to highlight the considerations raised.** Clerk

- 49 LDF CORE STRATEGY PROPOSED SUBMISSION CONSULTATION**  
Noting that this consultation runs from 19 August 2011 to 4.30pm on 30 September 2011, Members were asked to agree the process by which the Council should construct its response.

The Committee Chairman advised that he and the Vice Chairman had begun to review the documentation. Responding to Cllr Eve's comment that the Strategy was banal, Cllr Jennings – used to responding to LDF consultations – advised that this tends to be the norm. Cllr Eve added that there was no mention of medical and healthcare services – nor the future of surplus public sites. Cllr Jennings added that the key was to integrate LDFs with local development management – and to make sure LDFs are adhered to.

Cllr Eve suggested that there was a natural affinity between Rye and Rye Harbour and that it would be logical for the two wards to merge to form one parish.

It was agreed that it would be useful if the Clerk provided Members with a copy of RTC's previous response. **Clerk**

**RESOLVED 1 To agree RTC's response at a Special Council Meeting on 26 September.** **Clerk**

**RESOLVED 2 To advise relevant local groups that, if they wished Members to have sight of their actual/intended submissions to RDC, copies should be received at the Town Hall by 9am on 19<sup>th</sup> September.** **Clerk**

**RESOLVED 3 To set up a small working group – comprising Cllrs Foster, Jennings, Adam Smith, Mary Smith and Rogers – to review the documentation and draft RTC's response.** **Cllr Jennings**

*The meeting ended at 7.35pm.*

Date.....

Chairman.....

## **Public Question Time**

*RR/2011/1608/P* Mrs Pat Kneen spoke to her letter of objection to RDC (copy lodged with the Clerk): the proposed extension would end 10m from her home; there is currently noise from the site until around midnight; she owns the adjacent access lane (3m wide) – it did not appear possible to install the scaffolding which would be necessary to carry out the work without blocking vehicular access to her home; the applicant states that the business needs more covers yet a significant proportion of the new floor area appeared have been earmarked for 'entertainment and dancing'; use of the lane was likely to increase

It was noted that a letter of objection from another local resident, Mrs Winnings had been tabled.