

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 19 June 2017

PRESENT Councillors Mike Boyd (Deputy Mayor), Jonathan Breeds (Mayor), Cheryl Creaser (**Committee Vice Chairman**), Justin Erswell (**Committee Chairman**), Bernardine Fiddimore, Charlie Harkness, Pat Hughes, Andy Stuart

IN ATTENDANCE Richard Farhall – Town Clerk; Anthony Kimber – RNPSG Vice-Chairman

The meeting commenced at 6.31pm.

20 APOLOGIES
There was none.

21 CODE OF CONDUCT: DISCLOSURES OF INTEREST
There were no disclosures of interest.

*The Committee Chairman adjourned the meeting for contributions from Colonel Kimber on the Rye Neighbourhood Plan and affordable housing (see **APPENDIX A**)*

7.04pm The meeting reconvened.

22 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 5 June 2017 (PT03).

23 MATTERS ARISING

Item	Status
Gilfrin Jewellers (side) - exploring the implications of RTC applying for advertising consent (community banners)	Outstanding – Clerk to seek an informal opinion from RDC
Obtain costings to improve signage to the town centre within Gibbet Marsh Car Park	Outstanding
Asking RDC to consider removing the Gibbet Marsh Car Parking charges – or introducing a discounted scheme for traders and residents	Outstanding
Asking Highways to confirm it has ‘no left turn’ signage outside Lancaster Court in hand.	Referred to Highways Forum
Pedestrian rail crossings – supporting Edward Williams’ concerns	In progress
Installation of CCTV (monitoring on street parking) - ascertaining the likely cost and practicalities.	Outstanding

24 PLANNING APPLICATIONS

RESOLVED To submit the comments following to the Planning Authority:

RR/2017/1196/L 33 High Street, Ye Old Bell Inn, Rye TN31 7EN
DEL Repairs to address localised vehicular impact damage at first floor level.
Applicant: Punch Partnership (Pml), Jubilee House, Second Avenue, Burton on Trent
SUPPORT APPROVAL

RR/2017/1211/P 28 Church Square, Rye TN31 7HE
RR/2017/1212/L Internal and external alterations.
DEL *Applicant: Ms T Zemek, Priors House, 18 King Street, West Malling*
SUPPORT APPROVAL

RR/2017/1051/P 50 Fishmarket Road, Rye TN31 7LP
DEL Proposed replacement of UPVC front door with a four-panelled timber door.
Applicant: MR G Bennett, 50 Fishmarket Road, Rye
SUPPORT APPROVAL

25 RYE NEIGHBOURHOOD PLAN
www.ryeneighbourhoodplan.org.uk/

RESOLVED To note Colonel Kimber's RNPSG Update and Affordable Housing briefing paper.

The meeting ended at 7.10pm.

Date Chairman

Adjournment

25 Rye Neighbourhood Plan

Colonel Kimber spoke to his briefing notes (See **APPENDICES B and C**) – highlighting:

RNP

- Close working with RDC has become more difficult because another key officer, Roger Comerford (SEA specialist) has left. RDC is trying to locate the work he had done recently on the RNP.
- RDC is urgently trying to recruit more planning strategy staff.
- Attending a Rother Local Strategic Partnership event to discuss housing (and related) issues. At the conclusion, the (few) councilors present were encouraged to discuss the shortage of affordable housing with their MP.
- He had spoken with RDC's Head of Regeneration, Graham Burgess about allocating, within the RNP, part of Gibbet Marsh Car Park as a secondary site for a food outlet. Mr Burgess had no problem with this in principle but observed that RDC would be concerned about any loss of parking revenue.
- There was a presentation on Community Land Trusts. This route might be appropriate in respect of the self-build provision within the RNP.

Affordable Housing

- He had discussed the points raised at the last P&T Committee meeting with the RNPSG and had researched both the 'St Ives' policy and the situation in Rye Parish.
- He estimated that Rye has 200 second home/buy-to-let properties – representing 8% of the total housing stock; whereas, St Ives has 25%. 200 is sustainable and is unlikely to increase significantly because of Brexit and the introduction of higher stamp duty on second homes.
- In relation to affordable housing, the current text within the RNP is sufficient.
- Airbnb has been regulated against in Barcelona and is facing restrictions in London.

Cllr Boyd suggested that, all the while the former Lower School site remains vacant, residents will be concerned about the prospect of a green space (like Gibbet Marsh) being built on.

Colonel Kimber confirmed that the Lower School site remains the preferred location for a 'second supermarket'. Gibbet Marsh is large enough to accommodate a smaller food retailer - as well as adequate parking. The Core Strategy provides for an additional food outlet in Rye and trying to change this could add another year to the RNP timetable.

Cllr Fiddimore added that the Gibbet Marsh secondary allocation was included within the (evolving) RNP some years ago and cautioned against 'muddying the waters' at this late stage.

Cllr Harkness observed that the Affordable Housing briefing paper does not address the problem of people buying residential properties as an investment – and then failing to occupy/let and maintain them. Colonel Kimber considered that

there is little evidence of this happening in Rye – suggesting that it is largely a London phenomenon.

Councillor Stuart observed that the number of major new supermarket openings had dropped - in favour of smaller developments - and suggested that the Lower School site is, therefore, too large.

Cllr Creaser advised that the Icklesham affordable housing scheme is on an exception site.