

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 31 July 2017**

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

**IN ATTENDANCE** Richard Farhall – Town Clerk; Cllrs Sam Barnes, Rebekah Gilbert, Jo Kirkham and Andi Rivett; Rother District Cllr Lord Amphill; Colonel Anthony Kimber – Rye NP Vice-Chairman; Gerard Reilly – *Rye News*; 9 members of the public.

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*The meeting commenced at 6.30pm.*

Members agreed with the Chairman's suggestion to firstly adjourn the meeting after item 39 for contributions from the public on RR/2017/1231/P – and then to bring forward Members' consideration of the application.

**38 APOLOGIES**

Apologies for absence - and the reason as lodged with the Clerk – were accepted from Cllr Harkness.

It was noted that Cllr Hughes would be late.

**39 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

There were no disclosures of interest.

*The Chairman adjourned the meeting for public contributions/questions on RR/2017/1231/P. (See APPENDIX A.)*

*The meeting reconvened.*

**43 PLANNING APPLICATIONS**

**RESOLVED To submit the response following to the Planning Authority:**

**RR/2017/1231/P** Udimore Road – land north of, Rye TN31 6AA  
**DEL** Construction of petrol filling station, canopy, sales building, ATM, AC/refrigeration units, refuse compound, parking and associated works.  
*Applicant: BP Oil UK Ltd, Witan Gate House, Milton Keynes*  
SUPPORT REFUSAL Conflicts with the Draft Rye Neighbourhood Plan (no development on the site); more suitable sites appear not to have been considered; outside of the development boundary; unacceptable impact on a largely rural gateway to the town; Udimore Road cannot currently accommodate increased vehicular movements; the lighting associated with the development would be intrusive and inappropriate.

The Chairman adjourned the meeting for the remainder of Public Question Time and to receive an update on the RNP.

The meeting reconvened.

**40 RYE NEIGHBOURHOOD PLAN**  
[www.ryeneighbourhoodplan.org.uk/](http://www.ryeneighbourhoodplan.org.uk/)

**RESOLVED** To note Colonel Kimber’s RNPSG Update (APPENDIX B).

**41 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 17 July 2017 (PT06).

**42 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.	Asst Town Clerk is collating relevant information.

7.05 Cllr Hughes arrived.

**43 PLANNING APPLICATIONS**

**RESOLVED** To submit the comments following to the Planning Authority:

**RR/2017/909/P** 74 Fishmarket Road, Rye TN31 7LP  
**DEL** Demolition of existing workshop. Erection of 4 new units with commercial use on the ground floor and residential on upper storeys. Refurbishment of existing 3-storey commercial unit; creation of two new apartments on the first and second floors. Provision of 6 parking spaces and retention of one of the existing vehicle accesses to the site.  
*Amended* *Applicant: Skinners of Rye, attention MR G Barlow, Skinners of Rye, 74 Fishmarket Road*  
**SUPPORT REFUSAL** Unsafe access; overdevelopment; loss of amenity (overlooking neighbouring dwellings)

**RR/2017/1207/P**  
DEL  
*Retrospective*

Chandlers Reach, Military Road, Rye TN31 7NY  
Change of use from gymnasium to occasional holiday let.  
*Mrs Anna Carver, Chandlers Reach, Military Road, Rye*  
SUPPORT APPROVAL

**RR/2017/983/P**  
DEL

10 The Strand, Rye TN31 7DB  
Excavation of bank and construction of retaining wall with  
extended terrace.  
*Applicant: Mrs S Hine, 10 The Strand, Rye*  
SUPPORT REFUSAL Unlikely that the development proposed  
can be undertaken without destabilising the cliff and creating a  
dangerous situation.

It was noted that the work had been partly undertaken and it  
was agreed to draw the possible dangerous situation to the  
attention of RDC urgently. **Clerk**

*The meeting ended at 7.20pm.*

Date ..... Chairman .....

**Adjournment**

*RR/2017/1231/P*

Colonel Kimber spoke to his RNP briefing in relation to this application – highlighting:

- The site (known as the 'Top Site') is adjacent to Valley Park and is owned by the same developer.
- Prior to submitting the application BP has spoken with neither RDC nor RTC.
- The 'application' documentation 'name checks' the RNP frequently and the applicant claims to have carried a sequential test; however, it would appear some possibly suitable sites have been overlooked.
- The RNP includes provision for a 'second petrol station' and 'second food outlet'. Two possible sites are identified for the latter.
- The RNPSG has been discussing the Top Site with the owner (Aroncorp) for more than 2 years and the SG has concluded that it is unsuitable for development because of its elevated position.
- The site is former agricultural land with some hard standing, is adjacent to a Town Gateway sign and is outside the settlement boundary.
- The proposed development would be highly visible.
- BP's traffic study – to estimate additional vehicle movements – appears to be 'desk based'.
- There is the potential for there to be 24-hour lighting and noise pollution.
- There are springs above the site and the field now occupied by Valley Park was prone to surface flooding.
- The threat of toxic spills would need to be mitigated.
- VP was built on a greenfield site only because the Planning Inspector took the view that it could be contained within the landscape. It would not be possible to 'contain' the development proposed.
- The proposal breaks all sustainability guidelines.
- The proposal has not been discussed formally by the RNPSG.

Cllr Lord Ampthill advised that, in the unlikely event that RDC officers were minded to approve the application he would 'call it in' for consideration by RDC's Planning Committee. He could not see how the local highway infrastructure could accommodate the increased vehicle movements.

Comments from the members of the public present included:

- Drivers regularly mount pavements in Udimore Road in order to avoid/pass oncoming traffic.
- Vehicles parked on Udimore Road are routinely damaged by drivers of other vehicles.
- It is difficult for HGV drivers to negotiate the mini roundabout at the top of Udimore Road.
- The development proposed is 'the right thing in the wrong place'.
- There must be a more suitable site – perhaps nearer the town centre?
- BP's fuel costs tend to be at the upper end of the market and might not be that much cheaper than those charged by Skinners.

Comments from Members of the Town Council included:

- Cars parked on Udimore Road were being damaged before Valley Park was constructed.

- Access to the Skinners petrol station is poor and queuing traffic presents a hazard.
- The Top Site is on the edge of the AONB.
- Any local opposition is likely to be overruled 'higher up the chain'.
- The applicant appears to have attempted to make the 'evidence' fit their objective.
- With the phasing out of petrol and diesel vehicles the need for petrol stations will diminish.
- The applicant untruthfully states that there are no trees/hedges on the site.
- The Draft RNP makes no provision for development on the site – and RTC has approved the draft in principle.

*Rye Neighbourhood Plan*

Colonel Kimber spoke to his update (**APPENDIX B**).

*Public Question Time*

There were no other questions/contributions.