

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 18 September 2017

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

IN ATTENDANCE Richard Farhall – Town Clerk; Cllr Rebekah Gilbert; Gerard Reilly – *Rye News*; 1 member of the public.

The meeting commenced at 7.34pm.

52 APOLOGIES

Apologies for absence - and the reasons as lodged with the Clerk – were accepted from Cllrs Jonathan Breeds (Mayor), Bernardine Fiddimore and Shaun Rogers.

54 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There was none.

The Chairman adjourned the meeting for public contributions/questions. There was none and so the meeting reconvened.

55 RYE NEIGHBOURHOOD PLAN

www.ryeneighbourhoodplan.org.uk/

The RNPSG Vice-Chairman, Colonel Kimber highlighted his general RNP update and his review of the Draft RNP in relation to affordable housing, second homes and buy-to-lets.

It remains the case that RDC has insufficient planning strategy staff to progress the RNP pre-screening. However, RDC has engaged a former employee, Frank Rallings to work with Rye (start date unknown).

At the last Committee meeting Members agreed to ask Colonel Kimber to re-examine the issues associated with second homes/buy-to-lets. The RNP consultant had advised that the Rye Plan should reflect RDC's views. RDC's position is that it would not favour any provision within the RNP that would most probably attract a legal challenge.

Colonel Kimber suggested that RTC has two options:

- (a) Re-endorse the existing (H2) policy within the RNP; or
- (b) Re-endorse the H2 policy but add a 'St Ives'-style policy.

He cautioned that, based on the 'St Ives experience', opting for (b) was certain to attract legal challenges and delay further the adoption of the RNP.

The Committee Chairman had researched the 'St Ives Experience' and concluded that it was unclear what the community there would ultimately be able to achieve. Colonel Kimber confirmed that the St Ives Plan was having to deal with legal challenges.

Responding to a point made by Cllr Hughes, Cllr Stuart understood that once the RNP had been adopted it would be the responsibility of RTC to enforce its provisions.

The Committee Chairman observed that it is not unusual for those buying second homes in Rye to eventually move into them on a permanent basis.

Cllr John Breeds stated that some villages had such a high proportion of second home ownership that local retailers had vanished because they could not be sustained.

RECOMMENDATION (unanimous) That Council re-endorses RNP policy H2.

RESOLVED To note Colonel Kimber's RNPSG Update.

55 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 4 September 2017 (PT08).

56 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.	A meeting with the Sussex Police lead officer for public space CCTV had been arranged for early October.

57 PLANNING APPLICATIONS

RESOLVED To submit the comments following to the Planning Authority:

RR/2017/1097/L
DEL

93 High Street, Roche Gallery, Rye TN31 7JN
Repair and insulation of rear extension roof and replacement of slates with Kent peg tiles; change of pitch of roof to centre roof ridge over room below; replacement of rear hip with gable; addition of brown Velux roof lights; internal insulation for walls; replacement of outhouse-type door to rear garden with patio doors; levelling of concrete floor to same level as main building; insulation of floor; slight change to footprint of

extension where it joins main building to allow access via internal French doors.

Applicant: Mr Timothy Roche, 93 High Street, Rye
SUPPORT APPROVAL

RR/2017/1850/P
DEL

Point Hill South, Point Hill, Rye TN31 7NP
Change of use of original sail loft from residential annexe to holiday let use. (*Retrospective.*)
Applicant: Mrs Marianne Copp, Point Hill South, Rye
SUPPORT REFUSAL Adverse impact on the amenity of the occupants of neighbouring properties.

58 ROTHER VALIDATION LIST CONSULATION

Members were invited to consider whether to appoint a Member to review/draft a response to the consultation. (*Deadline: 30.9.17.*)

The Clerk had perused the draft validation document and highlighted the extracts following:

Annex A, 1 Affordable Housing Statement

On housing sites . . . the Council will expect the following percentages of affordable housing . . . (ii) In Rye, 30% on-site affordable housing on schemes of 11 or more dwellings (or 0.3 hectares or more).

18 Pre-Application Engagement

Any major proposal in excess of 50 dwellings or 1000m2 of commercial floorspace.

He added that the guidance on submitting planning applications does not appear to require applicants to ensure that their plans are clear and legible.

RESOLVED To accept the Committee Chairman’s offer to draft a response to the draft validation document. Cllr Erswell

The meeting ended at 7.55pm.

Date Chairman