

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 26 March 2018

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

IN ATTENDANCE Richard Farhall - Town Clerk; Rye Town Cllrs Rebekah Gilbert, Jo Kirkham, and Andi Rivett; Colonel Anthony Kimber – RNP Vice-Chair

The meeting commenced at 6.30pm.

124 APOLOGIES

Apologies for absence - and the reason as lodged with the Town Clerk – were accepted from Cllr Jonathan Breeds (Mayor).

125 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There was none.

There was no need to adjourn the meeting for public questions/contributions.

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

The RNP Vice-Chairman, Colonel Kimber (AK) made reference to his report (**APPENDIX**) - adding:

- He had met with RDC officers to discuss (amongst other matters) the BP application, the need for a second convenience store, Gibbet Marsh and former Freda Gardham school site – however, they were rather non-committal in order to avoid prejudicing RDC's position.
- He had met also with the Leader of ESCC to discuss County's land ownership in Rye – including the former Tilling Green school site.
- There will be another meeting with RDC officers to consider the outcome of the Reg 14 consultation.
- Rye Partnership's AGM (and public meeting) will take place on 28 March.
- Another application to Locality for grant funding will be made after 6 April – and the indications are that it is likely to be successful.
- 'No development here' signs have appeared at Gibbet Marsh. It is understood that those behind them may attend the ATM to articulate their concerns.

Responding to a question put by the Committee Chairman, Colonel Kimber advised that, following the meeting with RDC officers after the Reg 14 consultation, any proposed major amendments to the Plan would be put to the Steering Group to decide if they needed to be considered by full Council.

127 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 12 March 2018 (PT19).

128 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.	The Working Party is exploring a potentially cheaper option, linking with an existing system
Asking RDC to add a note to its planning web site explaining how two plans might be viewed simultaneously.	Outstanding
RR/2018/258/P Lamb House (Drawing the applicant’s attention to the ongoing parking issues).	Outstanding
A259 Resurfacing – Resolved 1 (Advising a-one+ of the need to avoid the Rye Festival and Rye Bonfire)	Outstanding
A259 Resurfacing – Resolved 2 (Reminding a-one+ to involve the Highways Forum in plans for future works).	Outstanding
To write to the CEOs of LloydsTSB, Nationwide and Barclays - requesting their branch viability/closure policies – whilst highlighting the concerns following: a) Loss of ATMs; b) The age profile of visitors to the town means that many prefer to make retail purchases with cash; c) East Sussex has a high proportion of older residents who chose/prefer not to bank online and branch closures exacerbate isolation; d) Having to travel to another town to bank cash and obtain change is more environmentally unfriendly than switching to ‘paperless statements’.	Outstanding

129 PLANNING APPLICATIONS

RESOLVED To submit the comments following to the Planning Authority:

RR/2018/627/P Greenwood House – land at rear, Rye Hill Rye TN31 7NH
DEL Variation of condition 2 (approved drawings) imposed on
RR/2015/1051/P to reflect increase in depth and changes to
fenestration. (*Retrospective.*)
Applicant: Mr & Mrs John & Sheila Luck, 44 Vidler Square, Rye
SUPPORT REFUSAL Overdevelopment; overlooking
neighbours

RR/2018/289/P Hilden, Rye Hill, Rye TN31 7NH
DEL Single storey side extension, replacement infill extension and
alterations.
Applicant: Mr & Mrs T Brown, Rye Hill, Rye
SUPPORT APPROVAL

RR/2018/743/L 35 Military Road, Rye TN31 7NX
DEL Lowering of part of basement floor with associated damp
works.
*Applicant: Marcus Jones Developments, More Cottage, Chick
Hill, Pett Level, Hastings.*
SUPPORT APPROVAL

The meeting ended at 6.49pm.

Date Chairman

Rye Neighbourhood Plan

Dear Members, as we are well into the Reg 14 consultation I have been taking stock of issues arising.

Policies

- following the extensive BP comments we will need to revisit housing numbers; mixed site allocations and our allocation for second supermarket and fuel station/food outlet, to ensure that the policies hang together. One question I have is that now that Jempsons have completed their extension (around 1500 sq m) and we know from contacts that no other supermarket is likely to come to Rye, should we seek authority to drop the 2nd supermarket allocation? Instead, should we focus on a specific allocation for a petrol station and a 500 sq m 24/7 food outlet, to strengthen our allocation of part of a mixed site on the A259? (please see my paper on the website)
- there have been objections to the allocation of both Freda Gardham and Gibbet Marsh in the Plan. This links to the above. We will have to ensure that our arguments stack up and that no alternative allocations allow us to meet the targets set by Rother.

Aspirations

- several in the Citadel object to any suggestion of one way systems (or any forms of traffic control) to cope with increasing traffic flows. The current situation not only endangers pedestrians and homeowners but also results in significant damage to pavements and kerbs, repairs to which, tax payers have to pay (see the current expensive repairs ongoing in West St). An alternative might be aspire to have more bollards to confine traffic to the cobbles and keep them off pavements. Clearly in narrow parts this would mean meeting vehicles having to give way and reverse out to allow flow. Given that Rye TC is setting on a consultant to look at issues in the Station Approach, this may be another area where some technical advice would be helpful.
- The A259 groups remain active. Sadly they called off meetings during the snowy weather. With growing disquiet about air pollution, we should reconsider this in the context of the Plan.
- The Greenway: Dominic Manning and myself have yet to meet with ESCC and Rother officers to talk through the feasibility study and work out whether some of the money held for the project can be committed to preliminary design and approvals, perhaps with some first stage construction as we consider that the project lends itself to staged implementation.

Other

- Several of the Statutory Consultees have responded without any adverse comment but there will be more to come.

- Some may have seen the comprehensive consultation document circulated by the Conservation Society. My concern is that it offers significant steering away from some of our policies which could be seen as pressing for an alternative Plan. Given that the Society has not actively contributed to our work and certainly not represented its views to date, I find this rather frustrating. With both committee and ordinary members living out of the Parish (and therefore non voting) we will have to decide what weight to give any response when it comes.

Locality has just refreshed its guidance on bidding for support in 2018. I intend to bid for further support in April, primarily to help with tackling some of the above.

[New Neighbourhood Planning programme & changes to My Community - everything you need to know - My Community](#)

Finally some will know that the Seddlescombe plan has just passed its Referendum and becomes the first NP made in Rother District.

I will report more as progress is made and will convene a RNPSG meeting once the Reg 14 period is closed.

Anthony Kimber PhD
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