

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 1 October 2018**

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

**IN ATTENDANCE** Richard Farhall - Town Clerk; 1 member of the public

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*The meeting commenced at 6.32pm and was chaired by Cllr Creaser.*

**38 APOLOGIES**

Apologies for absence – and the reasons as lodged with the Clerk – were accepted from Cllrs Charlie Harkness, Bernardine Fiddimore, Ray Prewer and Andy Stuart.

It was noted that the RNP Vice-Chairman, Colonel Kimber was unable to be present.

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

The interests following were declared in relation to applications RR/2018/2247/P & RR/2018/2248/L:

Cllr Boyd                      Friend of the applicant.

Cllr Erswell                    Secretary of a company that is part of the application process for the business.

Cllr Hughes                    Acquainted with the applicant for the last 45 years.

*The Chairman adjourned the meeting for questions/comments from members of the public.*

*In relation to the 1 Landgate House applications, Simon Spencer advised that he is the tenant of the property. Approval for the residential component of the application had been approved previously and a premises licence had been granted (with no objections). The purpose of the application was primarily to seek consent for change of use.*

*The meeting reconvened.*

**RESOLVED To bring forward consideration of the applications following:**

RR/2018/2247/P	1 Landgate House, Landgate, Rye TN31 7LH
RR/2018/2248/L	Subdivision of existing shop and linked self-contained accommodation to shop unit and self-contained maisonette. Change of use of the separate shop unit to shop and bar (Use Class A1, A3 & A4). Creation of additional shower room and wcs. Installation of French doors. (Alteration to planning permission RR/2017/2152/P and Listed Building Consent RR/2017/2153/L.)
	<b>SUPPORT APPROVAL</b>

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

**RESOLVED** To note Colonel Kimber’s Rye News Update (APPENDIX).

**41 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 18 September 2018 (PT06).

**42 MATTERS ARISING**

<b>Item</b>	<b>Status</b>
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’.	Partly outstanding – it was noted that a response had been received from Barclay’s CEO.
Planning applications – inadequate validation (making representations)	Outstanding

It was noted that a timber structure had replaced the gazebo at the Rye Waterworks Micropub. It was agreed to seek guidance on whether or not planning consent is required.

**Clerk**

**43 PLANNING APPLICATIONS**

**RESOLVED To submit the comments below to the Local Planning Authority:**

RR/2018/2249/P	Taverners Cottage, Ockman Lane, Rye TN31 7JY
RR/2018/2250/L	Insertion of roof lanterns. Part replacement and alteration to windows and external and internal doors. Alterations to ground floor partitions to reverse current kitchen and study uses. Repairs to brickwork. Part replacement of south boundary fence with posts, rope and planter beds. Addition of door canopy, various internal works.

SUPPORT APPROVAL

*The meeting ended at 6.48pm.*

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

## 40 RYE NEIGHBOURHOOD PLAN

When we set out in early 2013 to make a Neighbourhood Plan, we had no idea that in late 2018 we would still be planning the final stages! It has been a long haul involving lots of people, but there is already evidence that we have achieved what Neighbourhood Plans set out to do, to enable the community to influence development.

Five years of strategic and comprehensive planning for Rye, arguably the first time it has ever been done, has involved numerous twists and turns because of the uncertainty about sites and the developers who have come and gone. Amicus Horizon (now Optivo), Sainsbury's, Tesco, McCarthy and Stone are just a few who came, saw and failed to conquer.

To react to such changes has demanded imagination and flexibility. The Community has and continues to have much to say in shaping the direction of the Plan.

On September 3, Rye Town Council (which owns the Plan) endorsed the recent work of the Steering Group resulting in Version 11 of the Plan with all its supporting documents.

Although it is the Rye Plan, made by people in the community, we have worked closely with Rother District Planning Officers on all details. Latterly we have been ably supported by a qualified Town Planning Consultant. Austerity, changing national policy and a rising number of plans has meant that Rother planners have significant workload, but we have just agreed an outline which should see us over the finishing line.

For those who know little of the detail, we should remind that throughout the process, the papers and developments have been reported continually at meetings and on the Steering Group's website and Facebook Page.

On October 12 we will meet Rother Planning Officers to agree any final tweaks. After which we will submit the Plan to Rother District for them to carry out a further consultation dictated by Regulation 16 of the Neighbourhood Planning Regulations. We have just bid for an external examiner to say whether it is sound and does not conflict with any national planning rules. We hope to have an examiner who is familiar with historic towns, flood risk and development viability.

After that we look to the external examination in the New Year, completed in time for a community (Yes/No) referendum to coincide with local elections in the spring. If there is simple majority support by the Rye electorate then the Plan will be made and take on statutory status, meaning that developers and planners must have regard for the Plan up to and until 2028.

There are still issues that could blow us of off course, but naturally we have contingency for these. For instance, we do not yet know the impact of the BP appeal this month for its proposal for a petrol station and food outlet off Udimore Road. Version 11 of the Plan considers the proposal but makes no allocation for the BP preferred site.

We await the final plan for the Eastern Rother Tidal Walls scheme as this impacts on flood risk mitigation for the New Road area including the former Freda Gardham School. We have considered in the Plan the proposals for the Rock Channel but will wait to see the firm proposal. The Greenway proposal remains on the agenda; is part of the Plan but could be affected by any new Network Rail proposal for crossings of the River Tillingham; the earlier proposal for the latter having been withdrawn.

Finally, with national debate about the impact of second or holiday homes on supply of homes for those on low incomes, we wait to see whether the Plan deals adequately with the issues. What has become clear is that self or custom build of new homes remains one of the only ways of acquiring lower cost housing. The Plan makes provision for this for those with the determination and ambition to tackle it.

The Plan will remain on the agenda of each fortnightly Rye Planning and Townscape Meeting. Further updates will appear [on the web](#) and in the local Press.

**AK (via Rye News)**