

RYE TOWN COUNCIL

AGENDA PT10

working for the social, economic and environmental well-being of the Antient Town of Rye

Committee **PLANNING & TOWNSCAPE**

Date and Time Monday 12 November 2018 – immediately following Council
(but no earlier than 6.45pm)

Venue The Town Hall, Market Street, Rye

Members appointed to the Committee:

Mike Boyd (Mayor), John Breeds, Cheryl Creaser (**Committee Vice-Chairman**), Bernardine Fiddimore, Charlie Harkness, Pat Hughes, Ray Prewer, Shaun Rogers (**Committee Chairman**), Andy Stuart

56 **APOLOGIES**

To accept any apologies for absence.

57 **RESIGNATION**

To note that Cllr Erswell has stepped down from the Committee.

58 **CODE OF CONDUCT**

To receive any declarations of interest required under the Council's Code of Conduct – and to consider any written applications made by Members to the Clerk for a dispensation to allow them to participate in, and vote on an agenda item for which they have a Disclosable Interest.

The Chairman to adjourn the meeting for up to 30 minutes for questions/contributions from members of the public.

59 **RYE NEIGHBOURHOOD PLAN**

www.ryeneighbourhoodplan.org.uk

To consider any update and, if necessary, to agree a course of action.

RNPSG Vice-Chairman

60 **DaSA**

<http://www.rother.gov.uk/dasa>

To consider: **a)** The RNP Conformity Assessment; and **b)** whether to respond to the consultation on RDC's Proposed Development and Site Allocation (DaSA) Local Plan (*deadline: 7.12.18*).

Clerk

61 **MINUTES**

To authorise the Chairman to sign the Minutes of the Planning and Townscape meeting of the 29 October 2018 (PT09) as a correct record of the proceedings.

62 **MATTERS ARISING**

To note any matters arising from the Minutes of the Planning and Townscape meeting of the 29 October 2018 (PT09).

63 PLANNING APPLICATIONS

To consider the application following and to determine the response to the Planning Authority:

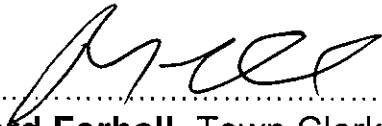
RR/2018/2739/P 40 Kings Avenue, Rye TN31 7LX
Single storey side and front extension.

64 LAMB HOUSE

To consider RTC's position in respect of the National Trust's application to ESCC for a brown visitor information directional sign to be installed at the junction of the High Street and West Street. **Clerk**

Papers distributed with this agenda

60 Conformity Assessment **61** Draft Minutes **64** Email from H Pain 1.11.18



5 November 2018

Richard Farhall Town Clerk, Town Hall, Rye TN31 7LA

Tel 01797 223902 Fax 01797 227706

email townhall@ryetowncouncil.gov.uk www.ryetowncouncil.gov.uk

**MEETINGS OF RYE TOWN COUNCIL AND ITS COMMITTEES
ARE OPEN TO THE PUBLIC**

A Report by Rye Town Council on conformity of the Rye Neighbourhood Plan (RNP) to the Rother DC Development and Site Allocations (DaSA) (Submission Copy)

1. The 2014 Core Strategy recognised that there was a need for a **Development and Site Allocations Plan [DaSA Plan] (up to 2028)** to identify the sites required to meet its provisions and to elaborate certain policies.
2. The publication of the DaSA coincides with the RNP Plan Submission to meet Regulations 15 and 16 of the Neighbourhood Planning Act. Therefore this is a consideration of the RNP in the context of the DaSA. Rye notes two specific development issues, tackled by the DaSA:
 - a. to consider adjusting existing development boundaries to reduce the constraints on meeting targets; to address the shortfall of deliverable sites against the 5-year target.
 - b. to identify development across Rother District in two categories:
 - i. preferred sites where no Neighbourhood Plan (NP) is being made
 - ii. Neighbourhood Plans, that identify sites to meet targets; Rye is in this category.
3. Throughout 2018, Rye Town Council has kept abreast of the drafting of the DaSA through its work on the RNP. At this stage Rye has reconsidered the three parts of the DaSA Plan to ensure that the RNP remains in conformity.
 - The Context (Introduction – Section 1): Where Neighbourhood Plans (NPs) are being prepared these are listed (Rye is listed). We understand the need for the Rye NP to conform to the Core Strategy, the NPPF (initially 2012 now superseded by NPPF 2018) and now the the DaSA. All of which it does, as covered in the Rye NP Basic Conditions Statement. Rye notes the targets as below, which the RNP meets.
 - Business: 10,000-20,000sqm at Rye/Harbour Road
 - Dwellings: 355-400 at Rye over the planning period. The Rye NP includes figures to show commitments and the residual balance.
 - Part A: Rye COMMENTS on the Development Policies in the DaSA as below. Some additional work in 2018 has been necessary to ensure that the Rye NP not only conformed to the emerging DaSA, but did not unnecessarily duplicate its policies, unless the community wanted to make particular emphasis. The DaSA housing requirements for the

Rye NP area have been periodically reconciled with Rother targets. It should be underscored that we agreed with Rother planning officers in May 2017 that the Rye NP should “overplan” numbers of dwellings as there remains uncertainty about the deliverability of some allocations to sites. We also included the policies for Development Boundaries and the Rye “Strategic Gap”.

- Part B – Rye NOTES the Site Allocations for those parishes where no NP is being made. Because historically Rye was considered with Rye Harbour for development targets, the Rye Harbour allocation (for 40 dwellings) and the business allocation in the Harbour Road is of interest to Rye and has been considered in the text of the RNP, but not allocated, as instructed by Rother Planners. It is also noted that there are now no traveller sites allocated in Rye.

4. Here is a summary of the comparison of the DaSA with the RNP.

The Rother District Development and Site Allocations Local Plan

DaSA Policy Number	How the RNP relates to the DaSA	DaSA policy	Comments
DRM 1	None	Resources: Water Efficiency	Agree: provides policy; adopts standard through Bldg Regs
DRM 2	E4 Para 4.88	Resources: Renewable energy	Agree: complements RNP E4. We have suggested that Rye Harbour has potential for turbines and biomass. Solar panels and such installations could be fitted to large industrial and educational buildings in Rye.
DRM 3	E4	Energy Requirements	Agree; complements RNP E4
DCO 1	B1 and I1	Community: Retention of sites of social or economic value	Agree; complements RNP E4
DCO2	None	Community: Equestrian development	Agree; complements RNP E4
DHG 1	Para 4.8	Housing: Affordable Housing	Agree: confirms the policy for Rye: 30% in developments over 10 dwellings
DNG 2	N/A	Housing: Rural Exception Sites	Not considered

DHG 3	D1	Housing: Internal space standards	Agree: national guidelines; complements RNP D1
DHG 4	D1	Housing: Accessible Homes	Agree; complements RNP D1
DHG 5	H2	Housing: Homes for older people	Agree: complements RNP H2
DHG 6	H3 and H7	Housing: Custom and self-build housing	Agree: complements RNP H3 and H7 The RNP allocates in two Rye sites to a figure of around 5 homes which is around 3% of target.
DHG 7	D1	Housing: External residential areas	Agree; complements RNP D1
DHG 8	D1	Housing: Extensions to residential gardens	Agree ; complements RNP D1
DHG 9	D1	Housing: Extensions and alterations	Agree: complements RNP D1 Extensions should be examined on an individual basis but have sense of place and must not cause over development, loss of amenity or excessive density
DHG 10	D1	Annexes	Agree; complements RNP D1 Annexes should be examined on an individual basis but have sense of place and must not cause over development, loss of amenity or excessive density
DHG 11	D1	Housing: Boundary treatments	Agree; complements RNP D1
DHG 12	D1	Drive Access	Agree; complements RNP D1
DEC 1	D1 and E3	Economy: Shopfronts and advertising	Agree: complements RNP Complements RNP D1 and E3
DEC 2	None	Economy: Holiday Sites	Agree but not directly applicable
DEC 3	B1	Economy: Existing employment sites	Agree; complements RNP B1
DEN 1	D1 and E2	Environment: Landscape	Agree: strongly support Complements RNP D1 and E2

DEN 2	Para 4.72, 4.88	AONB	Agree: support; provides policy. Has formed part of the Rye objection to the BP proposal off the Udimore Road which is adjacent to the AONB
DEN 3	E1 and para 4.72 to 4.76	Environment: Strategic Gaps Rye-Rye Harbour	Agree: strongly support map (DaSA Figure 8) and policy, that complements RNP E1
DEN 4	E2- E3 Paras 4.77 to 4.80	Environment: Bio diversity and Green Space	Agree; complements RNP E2 and E3
DEN 5	F1 and para 4.32	Environment: Sustainable Drainage	Agree ; complements RNP F1
DEN 6	Para 4.89	Environment: Land Stability	Agree; provides policy We have raised the risk of (sandstone) rockfall around Rye. DaSA now lists Rye's risk locations include East, South and West Citadel; land above Military Rd and at Cadborough.
DEN 7	None	Environment: Pollution	Agree: provides policy. Vehicle pollution is a particular issue for those adjacent to the A259
DIM 1	Individual site policies	Implementation: Comprehensive Development	Agree; support as this complements policy for several of our allocated sites
DIM 2	E1	Implementation: Development Boundaries	Agree; complements RNP E1. RNP proposes two changes to the development boundary of Rye, otherwise the development boundary should remain
Rye Targets	H1 H2	Targets: Rye (and Rye Harbour) Overall Targets: 355-400 dwellings (40 in Rye Harbour) 10-20,000 sqm employment	Dwellings Number Breakdown has been agreed with Rother DC Officers: Total Completions Large Site Small Site 355 227 6 25 Windfall: 16 Balance: 81
Rye Harbour Target	Para 4.2	Targets: Allocation to Rye Harbour 40 dwellings	Agree: as directed by Rother DC; for historical reasons, the RNP has text covering the target of 40 dwellings in Rye Harbour (Icklesham Parish). The 40 are included in the Rye target of 400 as above but site allocation if left to Rother/Icklesham.
Other Policies	None	Traveller Sites	No sites

PT10 64

----- Forwarded message -----

From: Traffic Safety <Traffic.Safety@eastsussex.gov.uk>
To: ~Z Ext Richard Farhall <richard.farhall1@btinternet.com>
Sent: Thursday, 1 November 2018, 14:03:52 GMT
Subject: Tourist sign to Lamb House in Rye

T/Rye/1170865

1 November 2018

Dear Richard

Re Tourist sign to Lamb House in Rye

We have received an application from Lamb House in Rye for a brown/white pedestrian tourist direction sign at the junction of the High Street with West Street in Rye.

I can confirm that Lamb House is already signposted on the black ornate pedestrian sign at the junction of The Mint with Mermaid Street.

As this is a request for a traffic sign within the Citadel area of Rye, I am writing to seek the views of Rye Town Council and whether this is something they would support.

I attach a drawing of the sign which would be a double sided end mounted traffic sign on a new post at the back of the footway on the north side of the High Street opposite West Street.

I look forward to hearing your views at the earliest opportunity.

Yours Sincerely

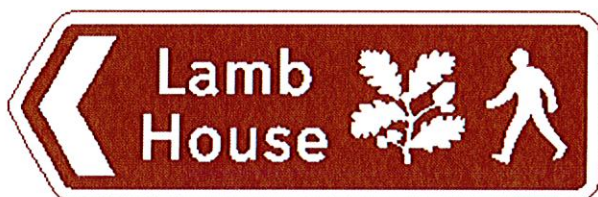
Helen Pain

Senior Traffic & Safety Officer

Road Safety Team

Communities, Economy & Transport
0345 60 80 193
Traffic.Safety@eastsussex.gov.uk





Scale 1:5

Dimensions (mm)

Width: 544, Height: 172

x-height: 30

Area: 0.09 m²

Colours:

■ white on brown

North side of High Street

Opposite West Street

Back of footway

Structure Details

1 no. Steel circular section S275

60.3mm O.D. 3mm thick

Passively safe to BS EN 12767:2007

Mounting height: 2.1m

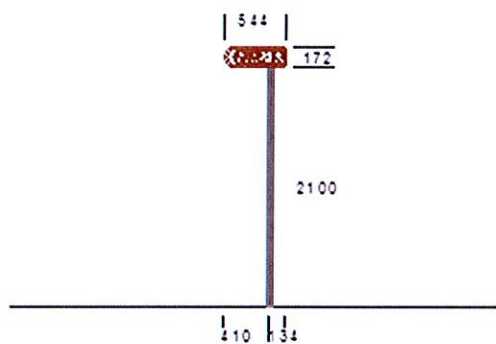
LH30

Rye 2

01-11-18

East Sussex County Council

SignPlot v3.4.0



Not to scale