

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 29 April 2019**

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

**IN ATTENDANCE** Richard Farhall - Town Clerk; Town Councillors Rebekah Gilbert (Deputy Mayor), Ian Potter and Andi Rivett; Colonel Anthony Kimber – RNPSG Vice-Chairman; 4 members of the public

*The meeting commenced at 7.12pm.*

**92 APOLOGIES**

There was none.

**93 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

Cllr Hughes *RR/2019/907/P* Commercial relationship between the applicant's company and RDCT

*The Committee Chairman adjourned the meeting for contributions from members of the public (see **APPENDIX**).*

*The meeting reconvened.*

**94 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 1 April 2019 (PT15).

**95 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	The Working Party is exploring a potentially cheaper option, linking with an existing

practicalities.	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
RR/2019/256/P 71 Military Road (Asking the Ward Members to call it in)	Actioned

## 96 PLANNING APPLICATIONS

Note See **APPENDIX** for Member comments on the applications below.

### **RESOLVED To submit the comments below to the Local Planning**

#### **Authority:**

RR/2019/907/P Rye Waterworks Micropub, Tower Street, Rye TN31 7AT  
Proposed variation of condition 6 imposed on planning permission RR/2017/1950/P to allow amplified musical performances.  
SUPPORT APPROVAL

RR/2019/785/P Rye College/Community Primary School, The Grove, Rye TN31 7NQ  
3G synthetic football pitch with goal recesses, spectator area, floodlights, perimeter fencing and changing facilities.  
SUPPORT REFUSAL Light pollution; adverse impact on the amenity of the occupants of residential properties in the vicinity; no evidence of the support of Sport England; loss of green space; adverse environmental impact; insufficient prior community and stakeholder consultation.

*The meeting ended at 7.58pm.*

Date .....

Chairman .....

**Public Question Time**

*RR/2019/907/P Rye Waterworks Micropub*

Colin Stack, Devonport House Scheme Manager, who had written to RTC summarising the concerns of residents of Devonport House, highlighted the potential impact of amplified noise on nearby residential properties – as well as the likely resulting increased use. Aside from these concerns residents of Devonport House are generally happy with the management of the pub.

David Roder (a director of the pub) advised that:

- The pub has been trading for nearly one year.
- It is successful and has a reputation for providing a safe environment.
- The pub attracts customers from across the South-East.
- The company does not wish to upset neighbours and is keen to resolve any concerns at an early stage.
- The venue is a small one. There is not an intention to host rock bands. (principally solo singers, duos, barber shop quartets, blues and jazz).
- The idea would be to raise music levels above the 'chatter level'.
- The pub would like to participate in local festivals/events.
- The senior RDC Planning and Environmental Health Officers consulted had, subject to noise control conditions, indicated that they would support the variation application.
- The conditions would include: no more than 24 performances a year; keeping doors and windows closed; signage asking customers to protect the amenity of neighbours; a music cut off time of 10pm.

Comments from Members included:

- Over the last 12 months, Mr Roder has managed the premises in a responsible manner.
- The amplification proposed would be designed to 'lift' a singer's voice.
- There is physically not enough space to accommodate larger bands.
- There is no intention to hold performances outside.
- It is likely that doors and windows will need to be opened during the summer – and sound will 'escape' as customers enter and exit the pub.
- Quite a few of the supporting comments posted on RDC's web site are from people not resident in Rye.
- A 10pm music cut off time is quite late for older neighbours.
- Some customers might find the pub less attractive if music is introduced.
- The maximum 24 performances a year might not actually be achieved.
- The pub needs something to increase custom during the quieter times of the year.
- If the proposed conditions are adhered to residents should not be inconvenienced.
- There is the potential for the Rye Community Centre to generate greater levels of noise.
- If the conditions are not complied with, residents could ask RDC to undertake a licensing review – which could result in any amplification permission being rescinded.
- The pub would be able to continue with non-amplified music after 10pm.

Comments from Members included:

- The floodlighting will have a significant adverse impact on the amenity enjoyed currently by Love Lane residents.
- The proposed perimeter fencing will be unsightly.
- The development is too close to residential properties.
- If use is restricted to students during day-times there would be no need for floodlighting.
- There are other areas within the Parish available for community football.
- Unlike artificial grass, grass and soil locks in CO<sub>2</sub> and grass releases oxygen.
- Walking/Running over the artificial surface will release billions of synthetic particles into the environment.
- Artificial surfaces have to be replaced periodically.
- Because of the high water table a deep sub base will be required – but there might still be some sinkage and pooling.
- The cost will be around £0.5m. Where is the Trust sourcing the funding – and would it not be better spent on improving the College building?
- Supporting paperwork refers to the 'Rye Academy – which ceased to exist in November 2018.
- The applicant has failed to engage with Sport England and other stakeholders – the Trust had not mentioned the application at the ATM.
- The changing/toilet facilities are substantial but do not make adequate provision for female players.
- If any of the teams using the facility are successful and move into 'higher' leagues, the FA's requirements will become increasingly onerous.
- The Trust has not demonstrated that it is willing to be responsive to community need – for example, it refuses to allow use of its footpath (giving access to the Sports Centre) even when the College is closed.

The Clerk suggested that a degree of community use might be required in order to draw down grant funding.