

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 14 October 2019

PRESENT Councillors David Bookless, Chris Hoggart, Pat Hughes, Shaun Rogers (**Committee Vice-Chairman**), Andy Stuart

IN ATTENDANCE Richard Farhall - Town Clerk; Colonel Anthony Kimber – Vice-Chairman, RNPSG

The meeting commenced at 6.30pm.

34 APOLOGIES

Apologies for absence – and that reasons as provided to the Clerk – were accepted from Cllrs Mike Boyd (Mayor), Cheryl Creaser (**Committee Chairman**) and Sam Souster.

35 CODE OF CONDUCT: DISCLOSURES OF INTEREST

Cllr Bookless	RR/2019/2085/P	Lives next to property
Cllr Rogers	RR/2019/2129/P	Acquainted with the applicants
Cllr Stuart	RR/2019/789/P	Trustee of an organisation that uses the public space

The Chairman adjourned the meeting for public comments/questions.

Colonel Kimber advised that, if the Committee was so minded, he was happy to summarise the changes to RR/2019/789/P – and comment on the application in the context of the RNP.

The meeting reconvened.

36 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 16 September 2019 (PT06).

37 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	Outstanding

a discounted scheme for traders and residents	
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

38 PLANNING APPLICATIONS

a) For consideration

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

RR/2019/2129/P 18 Tillingham Avenue, Rye TN31 7BA
Proposed rear extension.
SUPPORT APPROVAL

RR/2019/2085/P Mint House, The Mint, Rye TN31 7EW
Insertion of 2 roof windows into existing roof slope.
SUPPORT APPROVAL

The Chairman adjourned the meeting for comments from Colonel Kimber on RR/2019/789/P.

Colonel Kimber's remarks included:

- *One of the documents uploaded to the RDC Planning web site is the architect's summary of the proposed amendments.*
- *The applicant has attempted to address the site issues flagged up in the RNP.*
- *A number of the amendments consist of changes in terminology – eg 'hobby room' becomes 'store room'.*
- *There are adjustments to window sizes and position of flues.*
- *The landscape plans provide for the re-routing of the proposed road so that it follows its 1930s footprint.*
- *There are modifications to the amphitheatre and SUDS.*
- *Southern Water (SW) has highlighted sewerage considerations (but is not proposing to increase the capacity of the existing combined main sewerage system).*
- *The architect has been working with traffic consultants – there is evidence of correspondence with Highways England (HE) concerning visibility splays and safe A259(T) access – and it is understood that there will be another meeting between HE and the developer next week.*
- *A Noise Assessment had been published.*
- *The EA has asked the developer to tweak flood defence provision.*

Responding to the combined sewerage loading concerns expressed by Cllrs Hoggart and Hughes, Colonel Kimber advised that, when calculating loading, SW is supposed to factor in likely future development. Although a SUDS has been provided the additional loading could be significant. It was doubtful whether the existing system – which sees sewerage moving north of the Strand through to Rye Harbour – could cope.

Cllr Stuart observed that HE did not appear to have been provided with all the information it needed to submit a full response to RDC.

The meeting reconvened.

RR/2019/789/P
AMENDED

Bridge Point, Rock Channel, Rye TN31 7HL
Conversion of existing redundant warehouse into a new multi-purpose arts centre, to include workshops, gallery space, mixed use art space and rehearsal space with 3 live/work artist accommodation units above. Demolition of existing river café building with new two-storey replacement riverside restaurant and single holiday let accommodation. Construction of 5 new riverside dwellings along with partial demolition of the eastern part of the existing warehouse building and part conversion to form 3 new mews dwellings together with the creation of a new public park and riverside walkway, re-positioning of existing private road and works to include parking, vehicular access improvements and landscaping.
COMMENT The applicant does not appear to have (partly/fully) addressed Rye Town Council's original concerns – namely: the need to upgrade the sewerage system serving the development and to identify adequate onsite/nearby parking. Furthermore, the

Council is concerned that Highways England does not appear to have been provided with all the information it requires in order to provide the LPA with an informed response.

b) Delegated authority

RESOLVED To note the responses following, submitted to the Local Planning Authority under the Clerk's delegated authority:

RR/2019/2043/L 85 High Street, Langford House, Rye TN31 7JS
Change of use from bank and residential accommodation to single dwelling, including internal reinstatements and alterations.
SUPPORT APPROVAL

RR/2019/2083/P Belle Vue – land at, Udimore Road, Rye TN31 7FA
Proposed construction of 1 number studio residential unit over existing car parking.
SUPPORT REFUSAL Overdevelopment; adverse impact on the amenity enjoyed by neighbours; inadequate provision for the turning of vehicles.

The meeting ended at 6.52pm.

Date

Chairman