

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 11 November 2019**

**PRESENT** Councillors David Bookless, Mike Boyd (Mayor), Cheryl Creaser  
(**Committee Vice-Chairman**) Chris Hoggart, Pat Hughes, Andy Stuart

**IN ATTENDANCE** Richard Farhall - Town Clerk; Cllrs Lord Ampthill, Rebekah Gilbert (Deputy Mayor), Jo Kirkham, Ian Potter, Andi Rivett; Gill Pascall – Senior HC Information & Sales Assistant

*The meeting commenced at 6.30pm.*

**44 APOLOGIES**

Apologies for absence – and the reason as provided to the Clerk – were accepted from Cllr Wood.

**45 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

Cllr Hoggart *RR/2019/2337/P* Applicant

*The Chairman adjourned the meeting for comments/questions from the members of the public present (see APPENDIX). The meeting reconvened.*

**46 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 18 October 2019 (PT08).

**47 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	Outstanding

applicant's attention to the ongoing parking issues).	
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

#### 48 PLANNING APPLICATIONS

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

- RR/2019/1779/P AMENDED      Grist Mill, Winchelsea Road, Rye TN31 7EL  
Demolition of existing warehouse structure and replacement with new 2-storey building containing ground floor commercial space and 2 x 3-bedroom flats above.  
SUPPORT APPROVAL
- RR/2019/2138/P      15 Udimore Road, Rye TN31 7DS  
Rear extension and internal alterations to increase bed & breakfast to 8 bedrooms with en suites.  
SUPPORT APPROVAL
- RR/2019/2310/P      9 Rock Channel Quay, Rye TN31 7DL  
Enlargement of existing window and provision of 2 roof lights to front elevation. Replacement timber with glazed balustrades to rear elevations.  
SUPPORT APPROVAL

*Cllr Hoggart did not speak – nor vote – on the application following:*

- RR/2019/2337/P      92 New Winchelsea Road, Rye TN31 7TB  
Variation of condition 2 imposed on RR/2018/2193/P to change the proposed front door to include a glazed side panel, change the fenestration to the front office window and existing bay window, change the proposed rear door to include side  
SUPPORT APPROVAL

*The meeting ended at 7.10pm.*

**Adjournment – Public Question Time/Comments**

Colonel Kimber advised:

*Rye Cemetery*

Approval has been obtained to designate the cemetery as a Commonwealth War Graves site. Appropriate signage will follow.

*Lower School site*

Officers had prepared a report for this Thursday's RDC Planning Committee meeting, recommending that an application to construct 63 dwellings on the site should be approved (subject to conditions). Notably, the report makes no provision at all for affordable housing on the site because it had been determined that the development would, otherwise, be unviable. However, the supporting evidence does not appear to have been made public.

Both the Rother Core Strategy and the RNP provide for housing on the Lower School site. If no housing is provided Rye is unlikely to meet its housing target. By rights, 30% of the 63 dwellings should be affordable.

The application encroaches on the TPO and a 63-dwelling development is likely to exacerbate the well-documented sewerage capacity issues.

Comments from Members included:

- There are no other upcoming housing schemes in Rye that could provide affordable homes.
- The Rother element of the CIL that would be generated will not be ring-fenced specifically for Rye.
- Can a representative from RTC join tomorrow's RDC Planning Committee site visit?

It was noted that Cllr Stevens is a member of RDC's Planning Committee.

It was agreed to ask Cllr Stevens and Norton to make representations at the Planning Committee meeting – particularly the absence of affordable housing. **Clerk**

*The George*

The Committee Chairman advised that a member of the public had set out a number of concerns/fears in relation to the apparent lack of progress following the fire.

Cllr Bookless reported that, two months ago, RCS received a letter from the owners of the George advising that it had appointed a team of experts to advise them on restoration; however, nothing appears to have been done.

A member of the public observed that the hoarding had reduced the number of available onstreet parking spaces.

The Clerk would ask the Head of Development Control to comment on the points raised by the member of the public. **Clerk**

