

Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 25 November 2019

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

IN ATTENDANCE Jessica Neame – Deputy Town Clerk Designate; Cllrs David Amphill, Rebekah Gilbert (Deputy Mayor), Andi Rivett; Colonel Anthony Kimber – RNPSG Vice-Chairman.

The meeting commenced at 6.31pm.

49 APOLOGIES

Apologies for absence – and the reason as lodged with the Clerk – were accepted from Cllrs Rogers (Committee Vice-Chairman), Souster and Wood.

50 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There was none.

The Chairman adjourned the meeting for public comments/questions.

Colonel Kimber advised that he had four items to summarise, two of which were listed under item 54. He requested that he discuss all of them at that point, to which the committee agreed.

The meeting reconvened.

51 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 11 November 2019 (PT09).

52 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 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 | In progress |

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| Edward Williams' concerns | |
| 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 |

53 PLANNING APPLICATIONS

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

RR/2019/2410/P 2 High Street, Rye TN31 7SE
Variation of condition 6 imposed on planning permission
RR/2015/1845/P to extend opening hours.
SUPPORT REFUSAL
Adverse impact on the amenity enjoyed by the occupants of
neighbouring properties (noise). Note: Hours sought are
inconsistent with the recent licensing application.

54 RYE NEIGHBOURHOOD PLAN

Colonel Kimber gave updates on the following:

DaSA:

Councillors will have seen the examiners report on Rother District Council's DaSA. DaSA allocates land for development in all areas where there is no Neighbourhood Plan (NP) and sets additional policies to elaborate on the Core Strategy. The examiner notes NP's. He makes a series of comments including 8 recommendations for modifications, 4 of which apply to Rye as it has a NP.

- Strategic Gaps: more specification required as to what may be allowed

- Clarification as to how the DaSA relates to the Core Strategy
- Indication of consistency with National Policies
- Impact of development on nature conservation sites

CIL:

This is now applicable with the approval of permission for the Lower School Site (LSS). As a NP Parish, Rye will get 25% of the CIL. RTC needs to consider where the money should be spent, within the rules. The infrastructure list within the RNP could be considered, and if an appropriate project is identified then this could be lodged with RDC. There is a risk that, if RTC cannot make a decision on an appropriate project this money will be spent by RDC.

Lower School Site:

There were 24 conditions applied to permission, covering objections raised by RTC. There is speculation about how it was calculated that affordable housing was not required. The viability figures used to calculate this have been requested by AK, however they are not normally in the public domain. The usual 'one-third rule' is applied to developments such as these to calculate the affordable housing provision. In this case, the developers have argued that the land value is now higher than they paid, meaning the affordable housing contribution is reduced. A contribution in lieu, of £77.9k has been agreed.

The rules surrounding CIL may be changing, allowing it to be spent on affordable housing. Should this be the case, Rye's 25% share of the CIL would equate to £196k. This, combined with the contribution in lieu of affordable housing, gives a total of £274k.

Affordable Homes:

As a result of the LSS having no provision for affordable housing, Rye is now becoming pressed for meeting the NP target of at least 40 affordable homes. There are none at the Rock Channel development, and any development at Freda Gardham will not happen yet. Tilling Green (TG) provides the best prospect for early development. RTC could consider supporting/facilitating a Community Land Trust (CLT) to build up to 20 homes on the green area of TG. A useful model is provided at Icklesham, with others in Brighton.

Initial enquiries indicate that ESCC may look favourably upon an affordable housing development there – they have no immediate plans for the site.

Green Policies:

There were a number of green policies in the NP that should be taken forward. One of these is the provision of electric car charge points. Network Rail have been approached about providing some at the Station, however nothing is forthcoming. Jempson's car park could be considered. RDC and Rye have a poor record for public electric car charge points.

Planting – A variety of green spaces identified in the plan. Advice could be taken on suitable planting to improve the 'leaf count' of the town.

Colonel Kimber then responded to comments/questions from Members:

Comments included:

- That it was scandalous that the LSS development was approved without affordable housing
- The RDC meeting approving the LSS showed that there was an appetite at RDC for affordable housing.

- Perhaps RTC could capitalise on the LSS situation by requesting assistance from RDC for an alternative affordable housing project
- Significant point of the NP was providing a breadth of housing, particularly affordable.
- A new development could incorporate specialist housing for the elderly, and opportunities for older people to downsize to free up family homes in the area.
- A simpler development at TG could find favour as it would be smaller than that originally proposed.
- Within the NP, RTC does have ground rules and top 5 projects for spending CIL, However it may be appropriate to revisit and modify these. Particularly if CIL rules change to allow spending on affordable housing.

It was discussed that it may be timely to capitalise on the LSS situation by requesting that RDC assist RTC with a proposal for a CLT at Tilling Green. Much of the background information has already been produced for a previous development proposal for the site. There were no specific objections from residents of TG at that time, and considering a single-entry horseshoe development or similar would leave the Community Centre unaffected.

RESOLVED That Colonel Kimber and the Clerk explore the possibility of a Community Land Trust proposal for Tilling Green.

The meeting ended at 7.15pm.

Date

Chairman