

**Minutes of a Meeting of the Planning & Townscape Committee held at the Town Hall, Rye on Monday 24 February 2020**

**PRESENT** Councillors Mike Boyd (Mayor), Cheryl Creaser (**Committee Chairman**), Chris Hoggart, Pat Hughes, Andy Stewart, Sam Wood

**IN ATTENDANCE** Richard Farhall – Town Clerk; Cllr Rebekah Gilbert; Charlie Harkness – Rye News; 2 members of the public

*The meeting commenced at 6.31pm.*

**65 APOLOGIES**

Apologies for absence – and the reason as lodged with the Clerk – were accepted from Cllr Souster.

**66 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

Cllr Wood RR/2019/2831/P

*The Chairman adjourned the meeting for Public Questions/Contributions (see APPENDIX).*

*6.43pm The meeting reconvened.*

**67 MINUTES**

**RESOLVED** To adopt the Minutes of the Planning and Townscape meeting held on 13 January 2020 (PT12).

**68 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 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
Tilling Green Community Land Trust – exploring	Outstanding

## 69 PLANNING APPLICATIONS

### **RESOLVED 1 To note the responses to planning applications submitted under the Clerk's delegated authority:**

RR/2019/2658/P Chandlers Reach, Military Road, Rye TN31 7NY  
Conversion of domestic garage to provide sleeping accommodation (retrospective) and change of use to provide short-term holiday lets.  
SUPPORT REFUSAL Risk to life.

RR/2019/2678/L 33 The Mint, Rye TN31 7EN  
Large repairs to mock Tudor first floor façade. General repairs to leaded light windows and rainwater goods.  
SUPPORT APPROVAL

### **RESOLVED 2 To submit the comments below to the Local Planning Authority:**

RR/2019/2521/P 1 High Street, Rye TN31 7JE  
RR/2019/2522/I alterations to outbuildings to facilitate conversion into 2 x ancillary annexes, including alterations to courtyard.  
SUPPORT APPROVAL

RR/2019/2594/L 18 Landgate, Rye TN31 7LH  
*Retrospective*  
Renewal of roof.  
SUPPORT REFUSAL Out of keeping; loss of heritage.

RR/2019/2756/P 25 Wish Street, Rye TN31 7DA  
New ground floor dwelling (part change of use from restaurant). First floor extension to side to create access to existing flat.

SUPPORT REFUSAL Flood risk to ground floor; the 3D impressions purport to depict the planning permission obtained under RR/2017/2098/P – however (for example) the front elevation windows configuration is dissimilar.

- RR/2019/2831/P Hilden – land adj, Rye Hill, Rye TN31 7NH  
Erection of 2-storey 4-bedroom dwelling with detached garage and associated driveway access from Rye Hill.  
SUPPORT REFUSAL Loss of amenity (privacy and light) for the occupants of Hilden; dangerous access to/from Rye Hill; overdevelopment.
- RR/2020/51/P 124 New Winchelsea Road, Rye TN31 7TB  
Single storey flat roof garage to the side of the property.  
SUPPORT APPROVAL
- RR/2020/72/P Gristmill, Winchelsea Road, Rye TN31 7EL  
Demolition of existing warehouse structure and replacement with new two-storey building containing ground floor commercial space (Use Class A1/A3) and 2 x 3-bedroom flats above. (Alternative to planning permission RR/2019/1779/P which approved Use Class B1 at ground floor.)  
SUPPORT REFUSAL Insufficient proposed parking spaces to support A1/A3 use; not in accordance with the Rye Neighbourhood Plan.
- RR/2020/99/L 26 Church Square, Rye TN31 7HE  
Repairs to timber frame and infill panels.  
SUPPORT APPROVAL

## 70 GAS WORKS

The Clerk advised that ESCC had, that day, revoked the permits it had issued to SGN for work in Military Road – and then Fishmarket Road-Rye Hill – that was due to have commenced 2 March.

Cllr Hughes advised that the revocation was the result of sustained pressure from local stakeholders (including RDCT and local councils). Despite assertions to the contrary, neither SGN nor its contractor (I&G) had consulted properly with ESCC – and there had been no contact with local stakeholders (best placed to flag up actual/likely issues).

Cllr Hughes anticipated that the works might be postponed until the school summer holiday and it might be possible that Deadmans Lane could be utilised as a diversion route (if traffic controlled).

Paul Osborne was thanked for arranging an informal meeting last Thursday to discuss the matter.

*The meeting ended at 7.30pm.*

Date .....

Chairman .....

**Public Question Time**

*RR/2019/2831/P Hilden – land adj, Rye Hill, Rye TN31 7NH* The occupants of Hilden's concerns included:

- Loss of privacy (overlooking all Hilden's windows except guest bedroom).
- Inaccurate plans – the dwelling proposed would be 5m closer to Hilden than the submitted plans suggest.
- Unsafe vehicular access to/from Rye Hill – there have been two serious accidents on Rye Hill since the last application.
- Overdevelopment.
- Plans don't convey the site levels – particularly in relation to the terrace at the rear of Hilden.