

Minutes of a Meeting of the Planning & Townscape Committee held via Zoom on Monday 5 October 2020

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

IN ATTENDANCE Richard Farhall – Town Clerk (Host); Cllrs Rebekah Gilbert (Mayor – Speaker of the Cinque Ports), Jo Kirkham and Andi Rivett (Deputy Mayor); Colonel Anthony Kimber – Rye Neighbourhood Plan Co-ordinator; 1 member of the public *[part]*

The meeting commenced at 6.30pm.

8 APOLOGIES

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

9 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There were no disclosures of interest nor requests for dispensation.

The Chairman adjourned the meeting for Public Questions/Contributions.

It was agreed generally that Colonel Kimber should be invited to speak to items 11 (Matters Arising - White Paper update) and 12 (Planning Applications - RR/2020/157/P) at each agenda item.

The meeting reconvened.

10 MINUTES

RESOLVED To adopt the Minutes of the Planning and Townscape meeting held on 21 September 2020 (PT01).

11 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 Edward Williams' concerns	In progress
Installation of CCTV (monitoring on street	The Working Party is exploring a potentially

parking) - ascertaining the likely cost and practicalities.	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
Planning for the Future	RTC's response had been submitted.
Rother District Local Plan	RTC's 'early engagement' response had been submitted.

RESOLVED To review the Matters Arising at the next meeting. ALL

Planning for the Future White Paper Colonel Kimber's update included:

The general view is that it will take quite some time for the proposed changes to work their way down – at least a year - to District level.

RDC has a swathe of planning policy documents that are now defunct.

The RNP and revised Rother District Local Plan need to be in conformity.

New housing targets are on their way but the impact on Rye cannot, currently, be quantified. However, the Rother-wide increase is likely to be significant and, therefore, it may well be that RDC will ask Rye to accommodate more than 400 new dwellings.

The RNP 'overplanned' - making provision for 160 new dwellings (rather than the required 120).

It would be helpful for RTC to mandate him to continue to liaise with RDC and to report back when there is something tangible to consider. If necessary, the RNPSG could be reconvened.

RDC had already provided a revised development boundary map for Rye. This needs to be assessed to ensure it does not go further than the (adopted) RNP.

There are many constraints on development lying outside the current development boundary – notably, environmental protections (SSSI, AONB) and serious flood risk.

Rye will wish to avoid another ‘Valley Park’ and to try and ensure new builds do not become second homes. There are around 400 in Rye currently – however, the critical need is for affordable accommodation.

Obvious locations for affordable homes include:

Former Freda Gardham school site – although Martello may well have a long-term plan for it.

Former Tilling Green school playing field The Rye Partnership may have an undisclosed plan for this. Perhaps an enquiry could be made of the Partnership Chairman?

RDC is to replace Strategic Housing Land Accessibility Assessments (SHLAA) with Housing and Employment Local Assessments (HELA).

RESOLVED To ask Colonel Kimber to draft a summary for the next full Council meeting.
AK, Clerk

12 PLANNING APPLICATIONS

RR/2020/1572/P River Rother – land at (relating to project known as Folkestone to Cliff End Schemes – Rother Tidal Walls East), Rye/Playden/East Guldeford/Camber/Icklesham) Colonel Kimber spoke to his paper (16.9.20) – see **APPENDIX.**

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

RR/2020/1572/P River Rother – land at (relating to project known as Folkestone to Cliff End Schemes – Rother Tidal Walls East), Rye/Playden/East Guldeford/Camber/Icklesham). Improvement of the existing linear flood embankments and construction of a realigned section of embankment at Camberfield for creation of new inter-tidal habitat.
SUPPORT APPROVAL

ADDITIONAL INFORMATION/AMENDED

RR/2020/1564/P 96, 97 and 98 High Street, Rye TN31 7JN
RR/2020/1565/L Change of use to ground floor of 97 High Street from shop (A1) to restaurant (A3) with ancillary storage space in basement. Change of use to upper storeys of 97 High Street from a single residence (C3) to hotel (C1). Internal layout changes, proposed rear extension and formation of new links with 96 and 98 High Street.
SUPPORT APPROVAL

RR/2020/1631/P Café des Fleurs, Station Approach, Rye TN31 7AB
RR/2020/1632/L Erection of 2 retractable awnings to front elevation.
SUPPORT APPROVAL

The meeting ended at 7.15pm.

Date

Chairman