

NOTICE
THE ANNUAL GENERAL MEETING
OF
RYE CONSERVATION SOCIETY

This year's A.G.M. will be held at 11.15 am on Friday 21 April 2017 in Rye Town Hall.
The meeting is open to all but only Members of the Society may vote.

Followed by the
ANNUAL LUNCHEON

to be held at the Mermaid.

Please note that the number of places at the Mermaid is limited, so please book as soon as possible.
A Booking Form is enclosed.

Catch 22 in the World of Planning

Recently there have been a couple of well-publicised and local cases where the policies in Neighbourhood Plans (NP) have been overturned by the local council and developments were granted consent against the wishes of the local residents.

At Sedlescombe, consent was granted for the development of 16 houses on a site designated within the Sedlescombe Neighbourhood Plan as a Green Space. Unfortunately, the examiner of an earlier version of the SNP did not accept that the site met the statutory requirements for such a designation. This allowed Rother to overturn its own officer's recommendation for refusal although the final decision has been deferred to this month. The revised submitted version of the SNP has retained the area as a Green Space and has been submitted for a second examination. It will be interesting to see if the second examiner holds the same view as to what constitutes a

Green Space and whether such a designation can be used to halt development.

As Rother currently cannot show an acceptable five-year housing supply, the pressure is on the Council to deliver housing wherever and whenever it legally can. Proposals in the Housing White Paper for a five-year review of Local Plans using a yet-to-be-agreed housing calculator may well have an effect on overall Rother housing numbers.

The other case was in Newick near Lewes where, on appeal, consent was granted for up to 50 dwellings on a site not identified for development in the Newick Neighbourhood Plan (NNP). The decision appears to revolve around the fact that the NP did not give a clear policy basis to refuse planning permission on sites not allocated in the NNP if they are acceptable in all other regards. The NNP did not place a cap on the level of development. Had it done so, it would probably have fallen foul on examination as not meeting

the requirement in favour of sustainable development. Catch 22 will get you every time.

What this shows is that any Neighbourhood Plan needs to be tightly considered and worded. There are clever lawyers and planners out there looking for any loophole to drive a bulldozer through. It also seems that we need to spend as much time and effort setting out why a site is NOT suitable as why it is.

The ongoing saga of The Landgate continues; we are still awaiting publication of Rother's Vision Statement for this vital part of Rye's heritage. It was originally scheduled for November 2016!

One area of Rye that does concern the Society is the way in which the land between Winchelsea Road and the river is turning into one large car salesroom. Rother has now granted a temporary three-year consent for the latest application; the Council is also concerned that a sea of cars is not aesthetically pleasing on this prominent location at a main entrance into Rye and as a setting for the Conservation Area across the river.

Finally, if you have a problem, it helps to complain. Recently the Society objected to the extension of the opening hours set by the planning consent for the wine bar in Conduit Hill to match those **allowed** by the licensing authority on the grounds of noise affecting local residents. Consent was granted, seemingly as no complaints about the noise had been received by the Rother Environmental Team, although we

know that a number of members were and are affected.

Julian Lockett

Planning Liaison Report

The early months of the year can sometimes see very little activity around the town, but this year has been surprisingly busy. It is, however, fair to say that several issues that have crossed our desks have been ongoing since 2016 and will be dealt with in more detail in the annual report.

Pride of place must go to what seems the never-ending saga of the Pump Street pump. Since being granted scheduled monument permission at the end of last year, we are currently in the process of taking tenders from carpenters and we hope to see work begin in the not too distant future (fingers crossed).

The proliferation of A-Boards at the top of Conduit Hill is being looked into by the Rother Planning Enforcement Officer; he is also providing invaluable help in ensuring that proprietors of listed buildings in the Citadel area obtain planning permission before starting renovation projects.

Conversely, it has been refreshing to note that shop owners are beginning to seek our advice before commencing repainting or alterations to their shop fronts.

Wayne Jones

FOR YOUR DIARY

Rye Conservation Society's
Coach visit with guided tours and lunch to
BRIGHTON and KEMP TOWN
WEDNESDAY 31 MAY 2017
Details available soon

Rye Conservation Society's
GARDEN PARTY
SUNDAY 18 JUNE 2017 2.30 - 5.00
Little Orchard House, 3 West Street, Rye TN31 7ES
All welcome

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