

1.0 Thomas Peacocke. site: Plutus Developments RR/2017/1778/P
Full conditional approval was granted on the 23 December 2020.

The approved drawings include the site layout plan but specifically NOT the Landscaping Plan. There are a number of conditions relating to landscape, planting and biodiversity.

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No development, approved by this planning permission, including any vegetation clearance, shall commence until an Arboricultural Method Statement (AMS) and Tree Protection Plan relating to all existing trees and hedgerows on the site has been submitted and approved in writing by the local planning authority.

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The soft landscaping proposals shown on drawing No LANDP001 Rv02 are not acceptable and are not approved. No above ground works shall commence until the following soft and hard landscaping details have been submitted to and approved in writing by the local planning authority, which shall include:

a) Design, layout and appearance of structural and amenity green space and verges, including strengthening of the buffer planting at the railway boundary to provide improved habitat for nesting birds.

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No dwelling shall be occupied until a landscape and ecological management plan (LEMP), including biodiversity enhancement measures as set out in paragraph 7.15 of the submitted Preliminary Ecological Appraisal (Ref: 550850nfDec16DV02_PEA, dated July 2017), has been submitted to and approved in writing by the local planning authority and the measures thereafter implemented in accordance with a programme agreed through this condition.

Reason: To ensure the protection and enhancement of wildlife and supporting habitats of nature conservation value, taking account of the need to provide habitat for migratory nesting birds in accordance with Policy EN5 of the Rother Local Plan Core Strategy

What is difficult to see is that these conditions are nothing more than lip service to the environment as the full, over development, of the site leaves little scope or land for particularly the strengthening of the buffer strip to the railway.

They now have three years to get going but before they start there are considerable information requirements to be submitted ie full design drawings and a full foul and surface water drainage scheme to get approved.

2.0 Bridge Point Studios. Martello Developments RR/2019/789/P
Consent granted.
Conditions being worked on to satisfy consent.

3.00 Rye College. New all weather illuminated pitch RR/2019/785/P
No change

Letter of objection submitted.

Sports England do not object subject to conditions

Rother Environmental Health do not object on grounds of noise or light pollution but recommend a reduction in the hours to 8pm M-F, 6pm Sat and none on Sunday and BH.

4.00 Old Nat West Bank RR/2019/2577/L
Covers change of use. Undecided

5.00 48 Ferry Road Approval RR/2018/1828/P

Internal opening up work underway

Contact has been established with the developer, who have appointed new architects and engineers.

Letter sent offering support to a revised scheme which would meet our stated objectives as set out in our responses to Rother. In addition we would support the omission of the two shop units if it resulted in the retention of the historic cast iron structure and a better vehicular access.

No response to our letter

6.00 George Hotel RR/571/P & 572/P

Up graded application has yet to be determined. Rumour has it that wedding bookings are being taken for September 2021

7.00 96, 97 and 98 High Street, Rye TN31 7JN RR/2020/1565/L

Application approved for additional bedrooms for George even though approval for George has yet to be issued.

8.00 Land adjacent Globe Military RR/2020/493/P

Resubmission of revised scheme following refusal. No objection subject to neighbours but would prefer simpler workshop approach rather than domestic. ESCC Highways did not object to previous scheme on grounds of access or loss of parking.

9.00 Flood Works East Bank Rother RR/2020/1572/P

Wall to protect King's Avenue housing and relocation of flood bank opposite Fish Quay.

10.00 3 Love Lane RR/2020/1709/P

Refusal for dormer window was on design grounds.