

Planning Report: 10 March 2021

- 1.0 Thomas Peacocke. site: Plutus Developments RR/2017/1778/P**
Full conditional approval was granted on the 23 December 2020.
No further progress
- 2.0 Bridge Point Studios. Martello Developments RR/2019/789/P**
Consent granted.
Works on site to commence in April with construction of new road.
- 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
We remain concerned at the stripped woodwork being exposed to the weather.
- 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 further contact with developer.
Internal works are underway.
- 6.00 George Hotel RR/573/P**
Revised drawings submitted January 2021 by RX Architects
Ptolemy Dean appears to have been replaced.
The change in the design team and the extent of changes to the application set out in the latest drawings have resulted in significant delay to the consideration of the application, which is not helped by the current situation in Rother's planning department as well as a result of Covid.
The George have undertaken unauthorized works but the removal of the scaffolding will be determined by the completion of the new roof works which include a new lift motor room and the works to the external façade.
- 7.00 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.
- 8.00 Flood Works East Bank Rother RR/2020/1572/P**
Wall to protect King's Avenue housing and relocation of flood bank opposite Fish Quay.
- 9.00 18 Landgate RR/2019/2594/L**
Refused consent. The listed building was re-roofed without consent using the wrong tiles
- 10.0 The Brewery Club Yard RR/2020/1694/P**
Our objection was on grounds of lack of off street parking not the design. ESCC Highways have accepted lack of parking.

Matters to discuss

1.00 Should we report works on South Undercliff to Rother re works to cliff face , trees and new parking off trunk road



2021

Boundary of conservation area will be the centre of the road and therefore the area including the cliff face is covered by the Article directive which requires an application.

- Class A of Part 2 of Schedule 2, consisting of the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.



2019



2009



New fence within conservation area which is covered by article 4 directive and should require an application.



Tree has been lopped. As it is in conservation area this require an application.



Stability of the wall is likely to be a public liability issue for the householder as if it collapsed it would not seem to fall into the road.

All the works are within the Conservation Area and are under the article 4 directive. Therefore works to trees and fences require consent. South Undercliff is a trunk road and is under the control of Highways England. There does not appear to be sufficient turning space off the road and the sight lines do not appear adequate.

2.0 Pizza & Prosecco Rock Channel. Owned by Louis Swann (believed)

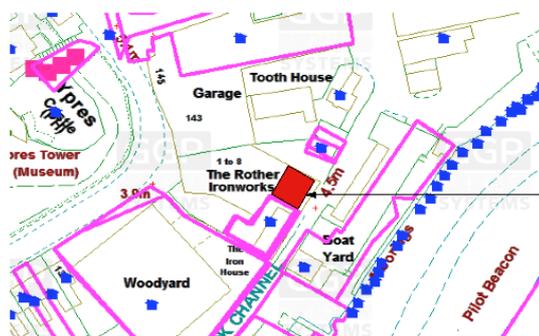
Again should we report these works



2015



2021



Pink outline indicates site with planning applications lodged

Pizza and Prosecco

I can find no change of use to restaurant or in these times take away or for the addition of windows into the façade. One concern would be the lack of parking particularly given the Sandrock Marine approval.

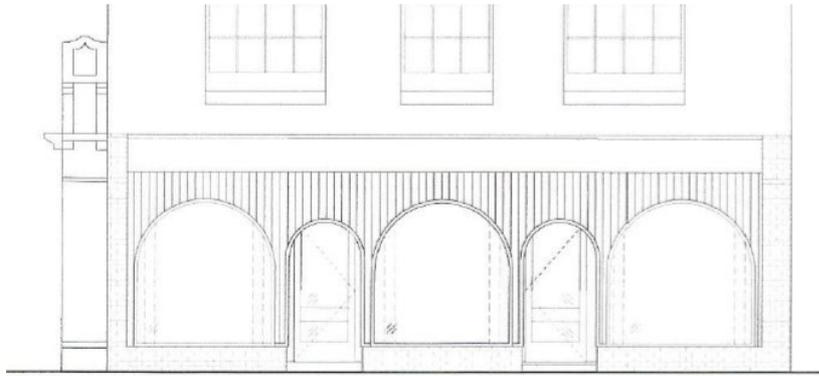
3.0 No 86 High Street formerly Rye Shoes

Proposed Cornish Pasty Company but concerns as to delays in Rother Planning. It is understood that a application has been submitted (Jan 2021) but not yet published and the applicant has been told a decision could take 7 months

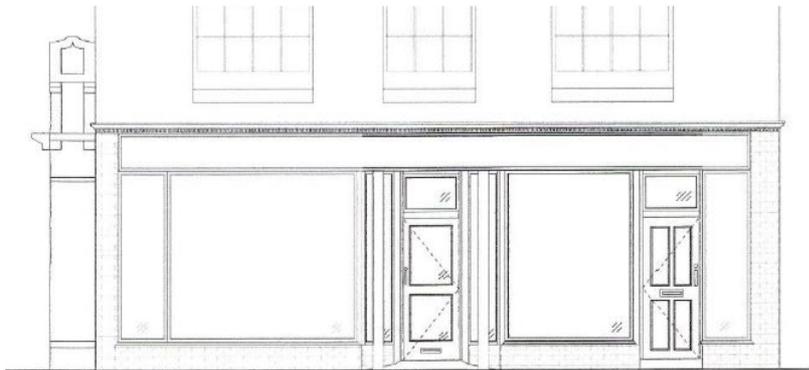
Principle change is a new shop front and a change of use to take away and food on premises.



Original shop front



Existing



Proposed FRONT ELEVATION

No 86 High Street Rye
New Shopfront

Sadly the apparent delay in the Planning Department could well result in the loss of this user unless they are willing to undertake the works before gaining consent. My view is that we would support the new design which is a considerable improvement as well as using a potentially empty shop unit on the High Street.

JFL 6 April 2021