

1.0 Thomas Peacocke. site: Plutus Developments RR/2017/1778/P

Outline consent granted as below. November 2019

GRANT (OUTLINE PLANNING) DELEGATED SUBJECT TO FINALISATION OF PLANNING CONDITIONS AND A SECTION 106 PLANNING OBLIGATION TO SECURE:

- A financial contribution in lieu of affordable housing on site.
- Management of the allocated/unallocated parking spaces.
- Implementation of necessary highway works.
- An Employment and Skills Plan

No progress to date or new correspondence.

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.

7.00 Globe Inn, Military Road RR/2020/323/P & 643/P

Refused on grounds of lack of parking.

8.00 Sandrock Marine, Rock Channel RR/2020/334/P

Approved. It remains our view that the parking provision is inadequate and not in line with ESCC stated requirement of 1 space for 5 sq.m of public restaurant space. ESCC have stated that in their view their own standard is excessive for a Town Centre area. I would suggest that given its location it is not a town centre area, although on a map it may appear to be.

ESCC Comments

Hi Edwin,

I spoke to Rob Pollard on Friday and we discussed this site and the minor amendments. The moorings are intended to be boat parking rather than accommodation needing car parking and the covers in the A3 use are reduced from the original. (98 to 68) Given that the other elements of the application are the same, I would not wish to object, and there is a preference that the supported level of parking provision remains.

What is not picked up is that the public area does not change and that they have just reduced the number of seats drawn on the plan. What is to stop whoever runs it in the past just putting in more tables. That is why the parking requirement is based on an area not the number of covers.

The requirement for staff parking is qualified by ESCC by the following statement'

If these spaces can be shared between the proposed uses, so that the A3 use spaces can be used by staff of the B1 use during the day for example, when offices are closed and restaurant/café busiest for example, there would be more efficient use of parking space.

The only problem with this is the hours of opening for the restaurant are stated as 9.00-23.00 7 days a week, so spaces may not be available to share. The times of use of the other areas except for the offices (9-6 M-F) are stated as unknown.

Also although it is to be boat parking owners will need to access the site and therefore parking will be required and be available at all times, dependent on the tides.

The upshot is that we have consent for two restaurants this and that proposed at the Riverside as part of the Bridgepoint Studios. If you calculate the relevant areas both inside and out on the terraces you will see that against ESCC standards the parking is inadequate and is likely impose pressure on the surrounding area if both restaurants are successful.



Ground Floor

First Floor

Riverside Restaurant

Inside public space 132 sq m | car space for 5 sq. m = 26 spaces
 Outside terrace 112 sq.m | car space for 5 sq. m = 22 spaces



Sandrock Marine

Inside public space 90 sq m | car space for 5 sq. m = 18 spaces
 Outside terrace 80 sq.m | car space for 5 sq. m = 16 spaces

Total car parking requirement based on ESCC requirement of 1 space per 5 sq.m and not allowing for staff, is for indoor public space 44 spaces and for outdoor space 38, in total 82 spaces.
 Currently allowed under planning consents 17 in total for visitors and staff.

Even if the lower standard of 1 space per 10 sq.m was applied these two restaurants would require 41 spaces plus staff parking. Which represents a still considerable shortfall.

9.00 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.

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

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