



4 August 2019

Please reply to

The Planning Officer
Rother District Council
The Town Hall
Bexhill on sea
TN31 3JX

Mill House
Beacon Lane
Northiam
East Sussex
TN31 6PJ

Dear Sir

The Rye Conservation Society has noted the applications contained on the latest planning lists for our area and wishes to comment as shown below.

N/O indicates that the Society has no objection to the application, but without implying support for the proposal.

O indicates opposition to the application on the grounds stated and the recommended reason for refusal.

D indicates deferment – amplifying remarks are provided.

RR/2019/209/P

O

145 South Undercliff

The Society objects to the application on the following grounds.

Scale.

Given its location mainly in Flood Zone 1 there is no need to propose 3 storey units unlike Bridge Point, which is within Flood Zone 3 and has resulted in all habitable accommodation having to be at First floor and above. It should also be noted that all the surrounding houses and other developments are 2 storey.

Density.

Because of the above and the lack of appropriate external space we believe that the application is over development of the site.

Parking and Access.

We note ESCC Highways objections to the application on grounds of access and parking provision. and fully support their concerns.

Housing Mix.

We note that the emphasis on 4 bed units is contrary to Rother Core Strategy Policy LNH1 & RNP Policy H2.

Setting of Conservation Area.

We believe that the scale of the application is detrimental to the setting of the adjacent Rye Conservation Area.

RR/2019/1449/P

NO

42 Cinque Ports Street

Subject to Neighbours & Conservation Officer.

This application appears to be as a result of a desire to serve craft beers from the front of the ground floor unit and to make use of the pavement outside. The Society is concerned that the area of the pavement is legally available for such a use and that the Use Class for the premises is appropriate.



RR/2019/1306/P

NO

Military Road, Land adjacent to The Globe.

Subject to Neighbours & Conservation Officer.

The Society notes that ESCC Highways have no objection to the application on access or loss of parking grounds as it is understood that the applicant currently parks on this part of Military Road and the provision of 2 spaces on the site will essentially mean that the effect on the parking is neutral. On the design the Society would prefer a symmetrical roof design, possibly using a Sussex hip at both ends. In addition we would favour the use of natural unpainted timber for both cladding and staircase using locally sourced chestnut which will fade to a silver grey and be less stark than white paint. Windows on to Military Road should be required to have obscure glazing.

Yours faithfully

Julian Luckett

Chairman Planning Committee
Rye Conservation Society

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