

RYE TOWN COUNCIL

AGENDA PT07

working for the social, economic and environmental well-being of the Antient Town of Rye

Committee **PLANNING & TOWNSCAPE**

Date and Time Monday, 5 September 2022 – immediately following Council (but no earlier than 7pm).

Location Town Hall, Rye

Members appointed to the Committee David Bookless, Mike Boyd, Bernardine Fiddimore, Chris Hoggart (**Committee Vice-Chairman**), Pat Hughes, Andi Rivett (Mayor), Shaun Rogers, Andy Stuart (**Committee Chairman** – Deputy Mayor)

38 APOLOGIES

To accept any apologies for absence.

39 CODE OF CONDUCT

To receive any declarations of interest required under the Council's Code of Conduct – and to consider any written applications made by Members to the Clerk for a dispensation to allow them to participate in, and vote on, an agenda item for which they have a Disclosable Interest.

The Chairman to adjourn the meeting for up to 30 minutes for questions/contributions from members of the public.

40 MINUTES

To authorise the Chairman to sign the Minutes of the Planning and Townscape meeting of the 25 July 2022 (PT06) as a correct record of the proceedings.

41 MATTERS ARISING

To note any matters arising from the Minutes of the Planning and Townscape meeting of the 25 July 2022 (PT06).

42 RYE NEIGHBOURHOOD PLAN

To receive an update and, if necessary, agree a course of action. **RNP Co-ordinator**

43 PLANNING APPLICATIONS

a) Delegated

To note the responses submitted under the Clerk's delegated authority:

[RR/2022/1634/P](#)

4 The Grove, Rye TN31 7ND

Variation of condition 4 imposed on RR/2021/1463/P so the property can be used as holiday accommodation for customers of Merchants & Mills – in addition to those attending residential courses.

SUPPORT APPROVAL There appear to be no valid planning reasons, upon which, to base an objection to this application – and so it is conceivable that, in the event of the Local Planning Authority declining to grant

consent, it is likely that the applicant would be successful upon appeal.

Para 9.28 of the Rother District Local Plan (2006) recognises that 'Visitors staying in the area bring important benefits for the local economy.' Policy EM9 states: 'Within development boundaries, proposals for the provision of an appropriate range and quality of tourist accommodation will be permitted subject to other policies of this plan.'

Policy B2 of the Rye Neighbourhood Plan (2019) states: 'To support the attractiveness of Rye as a place to visit, development proposals for the following will be permitted subject to other relevant plan policies . . . d) Proposals that support the provision of visitor accommodation.'

Rye Town Council supports the provision of appropriate and high-quality visitor accommodation. However, it is very concerned about the loss of Rye's 'less expensive' housing stock for second home use (which may be used also for visitor accommodation) and short-term holiday lets – especially Airbnb - which is unregulated. The Town Council has made known its views within its response to the Government's current review of Short Term Holiday Lets.

This application seeks to make available, throughout the year, accommodation for up to 6 individuals (including at least one customer of the applicant). This is a relatively modest number and the Council notes that there are – and have been - many examples of established guest houses and B&Bs accommodating successfully a similar number of guests in largely residential areas.

b) For consideration

To consider the applications following and to determine the responses to the Planning Authority:

[RR/2022/1885/P](#)
[RR/2022/1886/L](#)

Windmill Guest House, Ferry Road, Rye TN31 7DW
Installation of 24 solar photovoltaic panels to flat roof of existing extension.

[RR/2022/2007/P](#)

4 Love Lane, The Orchard, Rye TN31 7NE
Replacement of existing conservatory and change of an existing window to a new door and walkway linking the living accommodation with the garden.

[RR/2022/2025/P](#)

8 Cyprus Place, Rye TN31 7DR
Erection of two storey rear extension, to same footprint as existing single storey extension.

[RR/2022/2052/P](#)

28 Kings Avenue, Rye TN31 7LX
Removal of rear conservatory. Proposed single and two-storey rear extension and alterations.

[RR/2022/2065/P](#)

10 Cinque Ports Street, Rye TN31 7AD
Change of use from Café (Eb) to Hot Food Takeaways
'sui generis'. Installation of kitchen extraction system.

[RR/2022/2094/L](#)

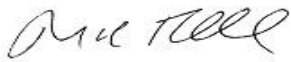
19 East Street, Rye TN31 7JY
Repaint front façade window mullions, frames and sills
to both front bay windows and door frame.

[RR/2022/2123/P](#)
[RR/2022/2124/L](#)

The Gatehouse, The Grove, Rye TN31 7ND
Demolition of side extension and garage. Erection of
single storey side extension. Change in paint colour to
walls and external joinery. Alteration to access and
hardstanding.

Documents distributed with this agenda

40 Draft Minutes 42 Flood Risk update



31 August 2022

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**MEETINGS OF THE COUNCIL AND ITS COMMITTEES
ARE OPEN TO THE PUBLIC**