

RYE TOWN COUNCIL

AGENDA PT11

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

Committee **PLANNING & TOWNSCAPE**

Date and Time Monday 24 November 2025, 6.30pm

Location Town Hall, Rye

Members appointed to the Committee

David Bookless, Mike Boyd, Willy Everett, Bernardine Fiddimore, Vagn Hansen (**Committee Vice-Chairman**), Chris Hoggart (**Committee Chairman** – Deputy Mayor), Pat Hughes, Shaun Rogers, Andy Stuart (Mayor), Sophie Thorpe.

65 APOLOGIES

To receive – and accept – any apologies for absence.

66 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.

67 MINUTES

To authorise the Chairman to sign the Minutes of the Planning and Townscape meeting held on 10 November 2025 (PT10).

68 MATTERS ARISING

To note any matters arising from the Minutes of the Planning and Townscape meetings held on 10 November 2025 (PT10).

69 SOUTH BROOKS SOLAR FARM

To consider whether to comment to the Planning Inspectorate to inform the Scoping Opinion, as to the scope and level of detail of the information to be provided in the Environmental Statement relating to the proposed South Brooks Solar Farm development.

70 RYE NEIGHBOURHOOD PLAN

To receive an update from the Rye Neighbourhood Plan Co-ordinator and if appropriate to agree a course of action.

RNP Co-ordinator

71 PLANNING APPLICATIONS

Delegated

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

[RR/2025/1426/P](#)

Hilden - Plot Adj, Rye Hill, Rye TN31 7NH

Erection of a two storey four-bedroom dwelling with detached garage and associated driveway accessed from A268 Rye Road

SUPPORT REFUSAL Loss of amenity (privacy and light) for occupants of Hilden; dangerous access to/from Rye Hill; overdevelopment.

To agree the Council's responses to the applications following:

[RR/2025/1502/P](#)

[RR/2025/1501/L](#)

8a Market Road, Market House, Rye, TN31 7JA

Change of use of first and second floors and erection of single storey rear extension to create two dwellings, together with cycle and refuse storage.

[RR/2025/1817/LBC](#)

Oak Corner, 19 Mermaid Street, Rye, TN31 7EU

Proposed Investigative Work to Ascertain Extent of Damage on the Northern Elevation.

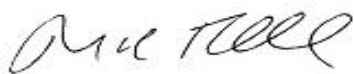
[RR/2025/1818/LBC](#)

Oak Corner, 19 Mermaid Street, Rye, TN31 7EU

Proposed Listed Building Repairs to Oak Corner - Re-point Chimney Stack, Alterations to Cast Iron Guttering, Replace 1No. Window Frame and Roof Light, Re-point Brickwork, Repairs to Tile Hanging and Flashings.

Documents distributed with this agenda:
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67 Draft Minutes (PT10)



19 November 2025

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Richard Farhall Town Clerk, Town Hall, Rye TN31 7LA

Tel 01797 223902 Fax 01797 227706

email townhall@ryetowncouncil.gov.uk www.ryetowncouncil.gov.uk

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