

RYE TOWN COUNCIL

AGENDA PT12

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

Committee **PLANNING & TOWNSCAPE**

Date and Time Monday 12 January 2026, 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.

72 APOLOGIES

To receive – and accept – any apologies for absence.

73 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.

74 MINUTES

To authorise the Chairman to sign the Minutes of the Planning and Townscape meeting held on 24 November 2025 (PT11).

75 MATTERS ARISING

To note any matters arising from the Minutes of the Planning and Townscape meetings held on 24 November 2025 (PT11).

76 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

77 PLANNING APPLICATIONS

Delegated

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

[RR/2025/1802/LBC](#)

[RR/2025/1804/FULL](#)

The Old Grammar School, High Street, Rye, TN31 7JF

External repairs to brickwork, pointing, leadwork, chimney & doors, renewal of parapet gutters to improved design, internal structural repairs to roof, replacement of front windows with altered opening casements, replacement of small second floor windows as slim double glazed, additional internal wall lining at flat 2. Replacement of flats 1 & 2 entrance doors.

SUPPORT APPROVAL

[RR/2025/1984/HOU](#)

Plot rear of 4 Church Square, Rye, TN31 7HE

New garden boundary wall/fence to separate Brede House, 4A Church Square (unlisted property) from the rear garden of Durrant House, 2 Market Street (listed Grade II)

SUPPORT APPROVAL

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

[RR/2025/2122/RVC](#)

The Brewery Yard Club, Landgate, Rye, TN31 7LH

Variation of condition 2 imposed on RR/2020/1694/P to amend internal floor layout and alterations to the front (North) elevation by the provision of white timber cladding.

[RR/2025/2114/HOU](#)

40 Vidler Square, Rye, East Sussex, TN31 7FP

Proposed two-storey side extension

[RR/2025/1186/P](#)

[RR/2025/2123/LBC](#)

20 Landgate, Rye, TN31 7LH

Change of use of ground floor from shop to residential and repair and renovation of grade II listed building.

[RR/2025/2112/HOU](#)

21 Wish Street, Rye, TN31 7DA

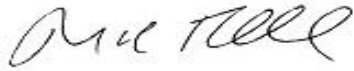
Erection of a new side porch and natural timber pergola, including replacement of existing window with French doors.

[RR/2024/976/P](#)

Winchelsea Road Land to the south west of, Jempsons Yard, Rye TN31 7EL

Demolition of the existing buildings and construction of a new food store (Use Class E(a)), with access, car and cycle parking, landscaping and associated works.

Documents distributed with this agenda:
74 Draft Minutes (PT11)



7 January 2026

.....
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**