

**Minutes of a Meeting of the Planning & Townscape Committee held
at Rye Town Hall on Monday 12 January 2026**

PRESENT Councillors David Bookless, Michael Boyd, Bernardine Fiddimore, Chris Hoggart (**Committee Chairman**, Deputy Mayor), Pat Hughes, Shaun Rogers.

IN ATTENDANCE Jessica Neame – Deputy Town Clerk; Richard Farhall – Town Clerk; Anthony Kimber – Rye Neighbourhood Plan Co-ordinator; Peter Connock and James Stewart – *Rye News*; 1 member of the public.

The meeting commenced at 6.33pm.

72 APOLOGIES

Apologies for absence – and the reason as lodged with the Deputy Clerk – were accepted from Councillors Everett, Hansen and Stuart.

73 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There were no requests for dispensation.

The interest following was disclosed:

Cllr Rogers RR/2024/976/P Lives close to the application site

*The Chairman adjourned the meeting for public comments/contributions.
Please see appendix.*

The meeting was reconvened.

74 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 24 November 2025 (PT11).

75 MATTERS ARISING

There was none.

76 RYE NEIGHBOURHOOD PLAN

Colonel Kimber's (AK) update included:

Rye Neighbourhood Plan Review. This is currently held up with RDC, with Rye requesting that the reviewed plan be valid to 2031 and an issue with housing numbers (currently 325). In conversations with RDC, AK has suggested that anything higher than 325 would be unworkable on the current sites.

Community Land Trust. The CLT is close to being formed, meaning there is a need to sort out the relationship between RTC and CLT, to pursue the work to secure sites for social housing. We are still waiting to hear from ESCC regarding the bid for Tilling Green playing field, submitted at the end of 2025.

Current development proposals.

(a) *Decimus:* ES Highways and National Highways have confirmed they have no objections to the proposed access arrangements, which include safety measures such as new kerbs, clearer signage and anti-slip surfacing. A decision from RDC is expected imminently.

(b) *Plutus:* They are concluding some additional work for statutory consultees who requested some extra information on the plans.

(c) *Martello:* Waiting to hear progress with the proposed arts centre in Harbour Road and then the Freda Gardham site.

CIL Infrastructure Review. The current list needs review. Priorities would appear to be Station Approach improvements (bus shelters in particular), cycle ways improvements and signage improvements.

Housing Density. In the context of numbers there is a need to discuss and agree housing density with RDC. Most allocations focus on around 40 homes per hectare, however the Ferry Road site is up to 130 homes to hectare, which is equivalent to central London.

Methodist Church. There are currently two parallel actions - (a) a purchaser who has now advertised the site for lease in current condition at £40k per year and (b) a Rye group which is enquiring with RDC to register the site as an Asset of Community Value.

Flood Risk. Over the weekend, post Storm Goretti, there was an incident on Tilling Green. The Marley Road pump failed and residents had trouble raising Southern Water.

77 PLANNING APPLICATIONS

RESOLVED 1 To note the response 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

RESOLVED 2 To submit the comments 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.

SUPPORT APPROVAL

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

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

Proposed two-storey side extension

SUPPORT APPROVAL

[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.

SUPPORT APPROVAL

[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.

SUPPORT APPROVAL

[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.

SUPPORT APPROVAL

The Chairman closed the meeting at 7.04pm

Date Chairman

Public Adjournment.

A member of the public enquired as to progress regarding the Captain Pugwash statue that had been proposed some years previously for the Gun Gardens. They are keen to see John Ryan honoured in some way but were disappointed at the lack of progress.

It was recalled that RTC supported the project in principle but, at the time, considered it could not justify making a financial contribution. No planning application had been made. It was believed that the project had not proceeded due to funding issues.

They also asked if Rye's RDC ward Members could be lobbied to press for a planning decision on the Winchelsea Road development.

Colonel Kimber included an update on this development in his report, that indicated a decision was expected imminently.