

**Minutes of a Meeting of the Planning & Townscape Committee held
at Rye Town Hall on Monday 6 July 2026**

PRESENT Councillors Michael Boyd, Willy Everett, Bernadine Fiddimore, Vagn Hansen (**Committee Chairman**), Chris Hoggart (Mayor), Pat Hughes (Deputy Mayor), Shaun Rogers and Andy Stuart

IN ATTENDANCE Amy Head –Town Clerk; Colonel Anthony Kimber – Rye Neighbourhood Plan coordinator; Peter Connock – *Rye News*.

The meeting commenced at 6.30pm.

10 APOLOGIES – Cllrs David Bookless and Sophie Thorpe.

11 CODE OF CONDUCT
No declarations of interest or Disclosable Interest.

The Chairman adjourned the meeting for public comments/contributions. Col Kimber requested to make a report on Item 14 and related issues.

The meeting was reconvened.

**12 MINUTES – PLANNING AND TOWNSCAPE MEETING – 8 JUNE 2026
(PT1) – TO AUTHORISE THE CHAIRMAN TO SIGN THE MINUTES.**

RESOLVED The Chairman signed the minutes of the Planning and Townscape meeting held on 8 June 2026 (PT01).

13 MATTERS ARISING
There was none.

14 RYE NEIGHBOURHOOD PLAN
Colonel Kimber reported the following:

- **Rye NP Review.** Latest consultation ends 9 July. So far only three representations plus the input into the Blue and Green infrastructure review, which needs to be reflected.
- **CLT** remains on hold until devolved land is confirmed.
- **Rye Partnership:** AGM last week. No movement on its proposal for development in East Rock Channel. Negotiations continue with EA which owns the land. No word on any development of Tilling Green former school land.
- **Blue and Green Infrastructure** consultation by RDC - Col Kimber has submitted returns from Rye TC and Rye NP and retained a copy. He highlighted the pollution by sewerage of the blue infrastructure.

- **Aldi:** Rother DC reports that it has agreed the proposals for: The Aldi store (1863 sq m) (application reference RR/2024/976/P, alongside the associated residential and retirement housing - references RR/2024/960/P and RR/2024/949/P).

All will be located on the former Jempson site on the Winchelsea Rd. There are numerous conditions.

We now wait to hear more about the detail of the S106 agreements (outlined below for Aldi) and the CIL allocated to Rye.

* Rother CIL Rates - Example rates per square meter: therefore around c. £375k, Rye would get 25% directly.

- Zone 1 (Battle, Rural North and West): £290.91
- Zone 2 (Rye, Hastings Fringes and Rural East): £196.36
- Zone 3a (Bexhill - Urban): £72.73
- Zone 3b (Bexhill - Rural): £247.27 [1]

* Aldi - Section 106 Agreement Details.

To mitigate the impact of the development, the S106 contract for application RR/2024/976/P secures specific local contributions from Aldi:

Parking: Customers receive a minimum of 2 hours of free parking in the store's car park.

Pedestrian Access: A financial contribution of £15,000 to enhance the walking route between the food store and Rye town centre.

Public Transport: A £49,950 contribution to sustain existing bus services, plus £30,000 to improve local bus stops, including the A259 Tillingham Bridge northbound stop.

Local Employment: Implementation of a local employment/skills plan alongside a £3,726 fee.

Biodiversity: Delivery of on-site biodiversity net gain (BNG) and ongoing monitoring fees.

- **Freda Gardham Proposal** - An outline proposal has today been sent out by RDC planning department. This will be discussed for comment at the next additional Full Council meeting on 20th July. Col Kimber to check the footprint against the RNP as it looks like they have applied to build 55 units instead of the 50 units detailed in the RNP.

- **Land Instability** - Col Kimber has been keeping an eye on land instability in the Military Rd. There is one case where a new purchaser has created an enormous concrete structure against the cliff. There is no record of planning permission. Col Kimber has written to Building Control to see whether it meets planning and building (Part C) regulations. Wealden Building Control has

written back to say that they do not have concerns about this structure. The Town Council **RESOLVED** for the Clerk to circulate to Members the letter Col Kimber received from Wealden Building Control in response to his concerns. The Clerk to also write to Rother District Council on behalf of the Town Council to raise concerns about the lack of oversight and enforcement at Rother District Council, especially in relation to the size and potential risk of this structure.

- **Tilling Green land** – discussions were had by members as to whether East Sussex County Council should be approached again regarding the Tilling Green land to see if they would be prepared to accept a bid from the Rye CLT. **RESOLVED** for the Clerk to raise this with County Councillor Dan Bradley.

- **Small Proposals**

Nothing more has been heard about the Methodist Church and the Strict and Particular church is being converted.

Rye Hub on the Hill, has rebranded and now have 'health and care' in their title.

15 PLANNING APPLICATIONS

RESOLVED To submit the following comments:

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

[RR/2026/0658/HOU](#)

56 Cooper Road, Rye, East Sussex, TN31 7BQ
Proposed detached garage building.
SUPPORT APPROVAL

[RR/2026/0561/LBC](#)

Oak Corner, 19 Mermaid Street, Rye, East Sussex, TN31 7EU
Replacement of decorative Facade repair oak frame and reconfigure chimney stack.
SUPPORT APPROVAL

The Chairman closed the meeting at 7pm

Date Chairman