Minutes of a Meeting of the Planning & Townscape Committee held at Rye Town Hall on Monday 2 November 2026

PRESENT Councillors David Bookless, Michael Boyd, Vagn Hansen **(Committee Chair)**, Chris Hoggart (Mayor), Pat Hughes (Deputy Mayor) and Sophie Thorpe (Deputy Chair).

IN ATTENDANCE Amy Head –Town Clerk, County and District Councillor Dan Bradley, Col Anthony Kimber – Rye Neighbourhood Plan Coordinator, Cllr Andi Rivett, Peter Connock – Rye News and 4 members of the public.

The meeting commenced at 6.30pm.

33 APOLOGIES – Cllrs Willy Everett, Shaun Rogers and Andy Stuart. No apologies received from Cllr Berni Fiddimore.

34 CODE OF CONDUCT

Cllr Hoggart said that he knew the owners of RR/2026/1191/HOU and RR/2026/1281/TCA and therefore would abstain from comment. As all Councillors knew the applicant for RR/2026/1281/TCA it was agreed that it would be difficult to support or object to the planning application. The Clerk advised that the planning application could be noted without comment.
Col Kimber requested to speak under items 37 and 38, the Chair agreed to this.
A member of the public made a representation objecting to planning application RR/2026/1255/FULL and RR/2026/1256/LBC. There were no further questions/contributions from members of the public.

35 MINUTES – PLANNING AND TOWNSCAPE MEETING – 21 September 2026 (PT05) – TO AUTHORISE THE CHAIR TO SIGN THE MINUTES.

RESOLVED The Chair signed the minutes of the Planning and Townscape meeting held on 21 September 2026 (PT05).

36 MATTERS ARISING

Cllr Hansen said that the applicant for RR/2026/0611/FULL had been in contact as following advice from Rother District Council they had revised their plans and the height of the development. (Rye Tennis Club, 115 Military Road, Rye, East Sussex, TN31 7NY, construction of two indoor padel courts, two all-weather tennis courts, new car and cycle parking provision and a pavilion for changing rooms and toilets).

The applicant understands that Rye Town Council objected to the original size of the plan and would like the opportunity to discuss the amendments that they have made to the plans in relation to the height of the building. It was agreed that a representative from Rye Tennis Club would be welcome to come to the next P+T meeting to present the amendments. Cllr Hansen stated

that the representative was aware that the original comments made by the P&T committee couldn't be altered and the Town Council's opinion would not impact Rother District Council's resolution on the matter.

37 NEIGHBOURHOOD PLAN

Col Kimber linked items 37 and 38 and said that he continues to correspond with Rother Planners with regards to the NDP review. He has been advised that the awaited Habitats report has little impact on Rye allocations, however, the refreshed Flood Risk assessment does have implications, which is reflected in the proposed representation to Rother about the draft Local Plan which states the following:

(*1) underscore the value of our statutory RNP and our work to conform to the Local Plan - particularly the housing numbers - but express satisfaction that the Local Plan reflects our plan - particularly the non-replication of our allocations;*

(2) Note that the Local Plan falls short of meeting government targets but noting that the Rye contribution is high given the serious constraints - Flood Risk and surrounding protected biodiversity - and therefore little scope for increasing the Rye numbers;

Para 2.11 "Despite this rigorous approach to identifying land for development, our evidence concludes that that there remains insufficient capacity to meet the Government's local housing need figure (i.e., standard method) for the district over the plan period. This is owing to the district's significant land-use constraints, discussed later in this chapter (and elsewhere in the evidence base). The Council has engaged with neighbouring and other authorities from the early stages of the plan process to identify whether they could assist in accommodating unmet housing needs arising in Rother; there are no authorities in such a position. Indeed, many other authorities in East Sussex and the South East are also facing challenges in meeting the Government's local housing need figure in full.

Para 2.12 In light of the evidence base, the Local Plan sets a housing requirement figure of at least 8,671 net new dwellings over the plan period 2025-2042, or at least 510 dwellings annually (on average). This will facilitate a significant step change in housing delivery locally, well above the target of 335 dwellings per year set in the previous Rother Core Strategy Local Plan."

(3) note the advice from Rother Planners that we have received on Habitats and Flood Risk and this is being acted upon before a fresh submission.

Other discussions took place regarding the Freda Gardham development site which remains in the ownership of ESCC. There have been issues with tree cutting and a Highways representation has been made about A259 access.

The Aldi site has yet to be developed, and the RNP Coordinator continues to liaise with Cavendish Developments (the overarching developer) about progress but has no updates at present.

The NDP Coordinator and Cllr Chris Hoggart are due to join a visit by Rother Surveyors to Rye Hire on 6 Nov as the lease expires next year.

There have been some ideas circulating about how to deal with traffic calming on Rye Hill including speed bumps and 20 mph limits. However, residents on New Road also have concerns about speeding after Monkbretton Bridge. No resolution has been found yet for these issues.

The NDP Coordinator also raised concerns about potential parking issues at St Margaret Terrace as Jempsons is letting Slade's Yard to a haulier and seeks to preserve access for heavy vehicles.

The NDP Coordinator raised concerns about the bus shelters at Station Approach and said that they were in need of refurbishment. The original supplier in France cannot help with spare parts. Discussions were had about who was responsible for maintenance, Rother District Council or Rye Town Council. Cllr Dan Bradley said that Rother District Council did not think it was their responsibility. Clerk to seek clarification.

Finally, a REACT refresh of community resilience is under way, and the second meeting is due to be held this week. The group has noted the Government advice (23 other states have advised their citizens) to "Be Ready" for a range of civil and military risks, by creating 3-day stocks of food drink emergency items at home. The REACT is adopting care to Alert but not Alarm and will provide public information along this line. A tabletop exercise will be planned for early 2027 to coincide with the national exercise.

38 ROTHER LOCAL PLAN – REGULATION 19 COMMENTS

Col Kimber reported his comments in Appendix A below. It was resolved that Col Kimber would draft a response with the Town Clerk for submission on behalf of the Town Council. Cllrs Hoggart and Hansen to send the response on behalf of the Town Council to RDC's Head of Planning – Michael Payne. The comment was agreed as follows: *Rye Town Council has now considered the draft (Regulation 19) Local Plan and separately we offer a detailed representation in the context of the Rye Neighbourhood Plan, which you will know is under review.*
We would like to underscore the value of our statutory RNP and our intention to complete its review. It has served us well since 2019 and enabled Rye to influence development in the Town. We have worked hard to ensure that the Rye Plan conforms to the Local Plan, particularly the housing numbers, and are grateful that the Local Plan does not now replicate our site allocations.
We note that Local Plan (Paras 2.11 and 2.12) falls short of meeting government targets we believe that the Rye contribution to District development is high given the serious constraints in the Town - Flood Risk and surrounding protected biodiversity - and there is little scope for increasing the Rye numbers, without breaking out beyond our development boundary into land which we continue to assess is unsuitable for development.
Following recent correspondence, we have noted the advice from Rother Planners that for our own plan we need to take account of the latest Habitats and Flood Risk evidence. This is being considered further before a fresh submission for Reg 16 consultation.

39 ROTHER PARKING REVIEW 4 – INFORMAL CONSULTATION

Cllr Hughes said that she supports the Rye specific parking review regarding Rope Walk as it will help emergency vehicles access this road. Cllr Hoggart also agreed, but he said that existing parking regulations should also be reviewed, rather than just implementing new measures. It was resolved that the Clerk should submit an approval comment to the Rye section of the informal consultation.

40 PLANNING APPLICATIONS

RESOLVED To submit the following comments:

RR/2026/1191/HOU - 94 New Winchelsea Road, Rye, East Sussex, TN31 7TB - Proposed single-storey rear extension. ***Rye Town Council supports this planning application.***

RR/2026/1209/LBC - 35 Military Road, Rye, East Sussex, TN31 7NX - Renewal of roof covering with new slate to match existing. ***Rye Town Council supports this planning application.***

RR/2026/1161/LBC - Flat 1, Swans House, 5 Watchbell Street, Rye, East Sussex, TN31 7HA - Repair and reinstatement of water damaged internal finishes. Works include repair of plumbing, renewal of affected walls and decorations like-for-like, removal and replacement of ceiling and structural timbers if required. ***Rye Town Council supports this planning application.***

RR/2026/1255/FULL and RR/2026/1256/LBC
- 94 High Street, Rye, TN31 7JN - First floor rear extension to maisonette to form relocated bathroom & additional bedroom with access to rear garden. Reposition detached single storey laundry for hairdressing salon to provide patio for maisonette. ***Rye Town Council objects to this planning application for the same reasons that it objected to RR/2026/0989/FULL - 93 High Street, Rye on 09/09/26.***
A prior application was made for 93 and 94 High Street in 2024 - RR/2024/620/P and RR/2024/621/L for a similar two-storey rear extension and this was refused as it "...would adversely affect the setting and special architectural and historic character and interest of the listed buildings as designated heritage assets". This decision was appealed (3080) and then dismissed by the Secretary of State on 16/03/26. Therefore, Rye Town Council reiterates its previous comment submitted on 14-05-24 that this new application is over development and has an adverse impact on the amenity (light) of neighbouring properties.

RR/2026/1281/TCA - Little Orchard House, 3 West Street, Rye, East Sussex, TN31 7ES - Magnolia (T1) Reduce height 4-5m and width 5-6m for balance and shade reduction. Holly (T2), Apple (T3), Magnolia (T4) - Prune back to boundary. ***Rye Town Council notes this planning application and has no comment.***

The Chairman closed the meeting at 6.58pm

Date …… Chairman ……..