

**Minutes of a Meeting of the Planning & Townscape Committee held
at the Town Hall, Rye on Monday 9 June 2025**

PRESENT Councillors 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)

IN ATTENDANCE Colonel Anthony Kimber – RNP Co-ordinator; Peter Connock & James Stewart – *Rye News*; 2 members of the public

The meeting commenced at 6.30pm.

15 APOLOGIES

There were no apologies for absence.

16 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There were no disclosures of interest, nor requests for dispensation.

The Chairman adjourned the meeting for public comments/contributions.

There was none and so the meeting reconvened.

17 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 27 May 2025 (PT02).

18 MATTERS ARISING

Page 2, 14 Planning Applications, RESOLVED 2

The Clerk advised that this Resolution would be raised at the RDC Leader & CEO meeting on 13.6.25.

It was **agreed** to bring forward consideration of item 20.

20 RYE FOOD & WILDLIFE COMMUNITY GARDEN

On behalf of the Community Garden, Dominic Maning (DM) asked if RTC would consider applying for a 'Lawful Development Certificate – Proposed Use' for a determination of Rye Community Garden's wish to erect a new 5.4m x 4.2m shelter (with wood burner) and a bread/pizza oven.

This would elicit a view, from RDC Planning, on whether this would constitute permitted development.

The Clerk had calculated that the cost would be £30.50.

Comments included: There could be an increased fire risk; the risk should be relatively low because the fires in the wood burner and pizza oven would be enclosed; if the changes result in increased use of the Garden it might prove necessary to add conditions to the Licence – eg hours of use.

RESOLVED To submit the application proposed.

Clerk

19 RYE NEIGHBOURHOOD PLAN

Colonel Kimber's update included:

RNP Review

RTC is largely back on track. There has been a lot of discussion with RTC and the Examiner. The new Regulation 14 consultation began yesterday with the last version of the Plan approved by RTC in December 2024 being the starting point.

RDC has agreed a form of words to explain why the Reg 14 and 16 consultations are being repeated. These refer to the LPA's oversight and its 'knowledge gap'.

RTC's website has been updated by the Deputy Clerk.

Thus far, two statutory consultees have responded.

There is one new recommended change (which will be considered by the Rye CLT Steering Group on 12.6.25):

Former Freda Gardham Playing Field/CLT

At present the RNP provides for B3 to be allocated for mixed use and H7 to be allocated for housing.

To enhance flexibility it is proposed to keep B3 'as is' but to subdivide H7 into: former school building (mixed), green space (housing) and swimming pool (mixed – now for sale).

There are four sites that the CLT Steering Group is – or could be – considering for affordable/social housing: the former Tilling Green School Playing Field; the former Freda Gardham School; Eastern Rock Channel (small Rye Partnership proposed development that appears to have stalled) - and the Cricket Club's proposed low cost flats (with grounds maintenance equipment storage below).

Acknowledging that the TG site is less complex than FG, Colonel Kimber expressed his hope that the Steering Group would not focus solely on one site.

Local authorities now have 'flexibility' to sell council-owned assets to plug budget gaps. Under new guidance from Angela Rayner, councils will be able to sell off school playing fields.

Planning Bill

The Planning and Infrastructure Bill is an ambitious piece of legislation which aims to speed up and streamline the delivery of new homes and critical infrastructure. The Bill has 5 overarching objectives:

- a) Delivering a faster and more certain consenting process for critical infrastructure: avoiding constraints on economic growth and undermining energy security. Upgrading the country's major economic infrastructure – electricity networks and clean energy sources, roads, public transport links and water supplies. Making it quicker and easier to deliver critical infrastructure projects, including through easier consultation.
- b) Introducing a more strategic approach to nature recovery: Instead of environmental protections being seen as a barrier to growth, the Government wants to unlock a win-win for the economy and for nature. The Bill will introduce a new Nature Restoration Fund that will unlock and accelerate development while

going beyond simply offsetting harm to unlock the positive impact development can have in driving nature recovery.

c) Improving certainty and decision-making in the planning system: shaped by local communities and reflecting the views of local residents. However, it is vital that planning committees operate as effectively as possible. The Bill will ensure that they play their proper role in scrutinising development without obstructing it, whilst maximising the use of experienced professional planners. Reforms to planning fees will ensure that local planning authorities have the resources they need to deliver an efficient service.

d) Unlocking land and securing public value for large scale investment: To unlock more sites for development, compensation paid to landowners through the compulsory purchase order process will be fair - but not excessive.

e) Introducing effective new mechanisms for cross-boundary strategic planning: sub-regional level through the production of Spatial Development Strategies to facilitate effective cross-boundary working to address development and infrastructure needs.

Artificial Intelligence

Today the Prime Minister announced that, by Spring 2026, AI will help to speed up planning decisions.

21 PLANNING APPLICATIONS

RESOLVED To submit the comments following to the Local Planning Authority:

[RR/2025/665/P](#)

18A Church Square, Rye
Demolition of part & extension of part of existing sunroom:
External fenestration alterations; new balustrade to roof
terrace; internal layout alterations.
SUPPORT APPROVAL

[RR/2025/688/L](#)

80 & 84 High Street, Bank Chambers, Rye
Internal alterations to separate the two buildings back to as
original, external alterations to enclose garden and
redcoration of the front entrance door.
SUPPORT APPROVAL

The Chairman closed the meeting at 7.07pm

Date

Chairman