

**Minutes of a Meeting of the Planning & Townscape Committee held
at the Town Hall, Rye on Monday 28 July 2025**

PRESENT Councillors David Bookless, Michael Boyd, Willy Everett, Bernardine Fiddimore, Chris Hoggart (**Committee Chairman**), Pat Hughes, Andy Stuart (Mayor).

IN ATTENDANCE Jessica Neame – Deputy Town Clerk; Richard Farhall – Town Clerk; Colonel Anthony Kimber – RNP Co-ordinator; James Stewart – Rye News and one member of the public.

The meeting commenced at 7.41pm.

33 APOLOGIES

Apologies for absence – and the reasons as lodged with the Deputy Clerk – were accepted from Councillors Rogers and Hansen (**Committee Vice-chairman**).

34 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.

35 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 7 July 2025 (PT05).

36 MATTERS ARISING

The Deputy Clerk gave an update on:

a) The replacement street light in West Street

Having written to East Sussex Highways expressing concern about the unsuitable nature of the new lamp column and requesting further information, a reply had been received explaining that the Council had limited resources with safety being their top priority.

The matter has also been raised with Rother's Conservation Officer but a response has yet to be received.

b) The former gym site on Winchelsea Road

It was reported that having checked the planning classes, no application for change of use was required.

37 ROTHER CPE ORDER: INFORMAL CONSULTATION

ESCC's proposed changes to the parking controls in Harbour Road and at the corner of Station Approach and Cinque Ports Street were noted.

Cllr Hughes observed that the Harbour Road changes were those requested during the previous consultation.

38 IRON SALTS

Cllr Fiddimore explained that she has received multiple complaints about the seeding of invasive weeds, including Ragwort, on the unmown Iron Salts. In particular a complaint had been received from a local farmer who grazes animals just outside the town and was concerned about seeds blowing on the prevailing wind in their direction.

Concerns were also raised that RTC may well inherit a legacy of endemic weeds that would be hard to get rid of the longer they were left and would spread elsewhere in the town.

Currently, with the long grass, fleas were prevalent and probably ticks. In the very dry weather the fire risk was high.

It was noted that an offer had been received to cut the area for free by the person cutting the Cricket Salts. In the past RDC had refused a similar offer.

RESOLVED to contact Rother highlighting the presence of invasive plants (including Ragwort) and the concern they might spread to nearby agricultural land and to ask that immediate steps are taken to address these concerns and mow the area.

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

[RR/2025/1101/P](#)
[RR/2025/1102/L](#)

Mountsfield House, Rye Hill, Rye
Erection of first floor conservatory to South elevation, including new French doors off Drawing Room. Removal of C21 sun room to West elevation, fitting of verandah and French doors, reinstatement of terrace and balustrade. Reinstatement of first floor rooms to South, including removal of modern partitions. Removal of C20 urns to roof. Reinstatement of clear glazing to internal window.

OBJECT: Whilst supporting the removal of C20 and C21 additions, the other proposed alterations are out of keeping with the historic character of the building.

[RR/2025/1185/T](#)

Rye Station, Station Approach, Rye
G1 – mixed species – fell to ground level and remove all trees and vegetation, including ivy that is in direct contact with, or close proximity; T1 – Lime tree – crown lift to 2.5m; Wild Cherry tree – reduce crown by 2m and shape.
SUPPORT APPROVAL

[RR/2025/968/P](#)

37 North Salts, Rye

Demolition of existing rear addition and erection of single storey extension and decking.

OBJECT: Overdevelopment; loss of amenity.

ADDITIONAL INFORMATION/AMENDED PLANS AND/OR DESCRIPTION

[RR/2024/949/P](#)

Jempsons Trading Estate, Rye

Erection of part three/part four storey building comprising 43 one and two bedroom retirement living units for older persons with associated communal facilities, parking and landscaping.

OBJECT: Having considered the amended plans, Rye Town Council's objection remains the same - ie: Overdevelopment. There are also concerns that surface water drainage has not been adequately provided for and that the parking provision is not sufficient.

Comment: Rye needs cheaper accommodation for younger local people, rather than more expensive accommodation aimed at retired people generally.

ADDITIONAL INFORMATION/AMENDED PLANS AND/OR DESCRIPTION

[RR/2024/960/P](#)

Winchelsea Road (West) - land and buildings at, Rye
Demolition of existing buildings and erection of 16 dwellings with access, parking and landscaping, with associated works.

SUPPORT APPROVAL: Subject to altering the insufficient parking provision for residents and visitors; ensuring adequate surface water drainage is in place and adhering to National Highways recommendation that road improvements are undertaken prior to construction.

ADDITIONAL INFORMATION/AMENDED PLANS AND/OR DESCRIPTION

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

Winchelsea Road – land to the SW of, Jempsons Yard, Rye

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: Subject to altering the insufficient parking provision; ensuring adequate surface water drainage is in place and adhering to National Highways recommendation that road improvements are undertaken prior to construction.

The Chairman closed the meeting at 8.28pm

Date Chairman