

Minutes of a Meeting of the Planning & Townscape Committee held at Rye College, Rye on Monday 15 September 2025

PRESENT Councillors David Bookless, Michael Boyd, Vagn Hansen (**Committee Vice-Chairman**), Chris Hoggart (**Committee Chairman** – Deputy Mayor), Pat Hughes, Shaun Rogers, Andy Stuart (Mayor), Sophie Thorpe.

IN ATTENDANCE Jessica Neame – Deputy Town Clerk; Richard Farhall – Town Clerk; Peter Connock – Rye News and three members of the public.

The meeting commenced at 7.25pm.

46 APOLOGIES

Apologies for absence – and the reasons as lodged with the Deputy Clerk – were accepted from Councillors Everett and Fiddimore.

47 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, however Councillor Hughes mentioned the increase in anti-social parking on the shop side of the Tilling Green triangle, which is causing considerable damage to the grass. The Clerk suggested that RTC purchase and install some plastic bollards (as used elsewhere in the town) to deter drivers. The meeting reconvened.

48 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 1 September 2025 (PT07).

49 MATTERS ARISING

The Deputy Clerk gave an update on the replacement street-light in West Street.

A response had been received from Cllr Glazier on the installation of a lamp column replacing the historic wall-light.
See Appendix A.

50 RYE NEIGHBOURHOOD PLAN

The Rye Neighbourhood Plan Co-ordinator was unable to attend, so provided notes which were read by the Deputy Clerk.
See Appendix B.

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

[RR/2025/1409/L](#)

28 Church Square, Rye

External alteration and repairs of North and East elevations.

SUPPORT APPROVAL

[RR/2025/1471/P](#)

16 Watchbell Street, Rye

Alterations to rear garden wall to enlarge existing vehicle access and create parking space for one vehicle, new bifolding timber gates

(renewal of previous approval RR/2003/761/P and RR/2003/572/L)

SUPPORT APPROVAL

[RR/2025/1472/L](#)

16 Watchbell Street, Rye

General refurbishments to the whole property including re-wiring, new heating system, repairs to existing fabric, refurbishment of all windows, like-for-like replacement for any elements beyond repair, redecorations throughout.

enlargement of one window opening into a new doorway, re-roofing to lean-to single storey utility room, removal of decayed and unsafe timber external stairway and walkway to coach house, removal of existing lean-to shed.

SUPPORT APPROVAL

[RR/2025/1479/P](#)

Bethel Church, 13 Military Road, Rye

Proposed conversion of former chapel to single residential dwelling including replacement of existing single storey rear extensions

SUPPORT APPROVAL – subject to the retention of the historic font if still in situ.

[RR/2025/1482/P](#)

6 Love Lane, Rye

Removal of existing decking structure and lean to car port with steps and replace with new decking, carport and steps.

SUPPORT APPROVAL

[RR/2025/1522/P](#)

59 Winchelsea Road, Rye

Internal renovation as part of conversion of existing maisonette flat into 2-self-contained flats.

SUPPORT APPROVAL

[RR/2025/1655/P](#)

[RR/2025/1645/L](#)

Hope Anchor Hotel, Watchbell Street, Rye

Internal reconfiguration to provide 7no. additional hotel rooms, minor external amendments.

SUPPORT APPROVAL

The Chairman closed the meeting at 7.38pm

Date Chairman

Email from Cllr Keith Glazier, East Sussex County Council:

Thank you for your email of 26 August, 2025 and for sharing your concerns about the recent changes to the heritage lamp outside Lamb House on Upper West Street, Rye.

I understand and appreciate the importance of maintaining the character and heritage of conservation areas such as Rye, and appreciate your feedback.

I understand the lantern was initially reported as not working, and that upon inspection by our maintenance crew the fault was found to be a damaged supply cable attached to the wall. In addition, the wall bracket supporting the lantern was badly corroded, necessitating its removal for safety reasons.

To ensure continued lighting in the area, a temporary column was installed and the lantern from the original bracket was transferred to this column. We are currently in active discussions with Rother District Council to agree a suitable and sensitive way forward that aligns with conservation guidance and local expectations.

I acknowledge the importance of community consultation and heritage preservation, and we are committed to ensuring that any permanent solution reflects the character of the area and complies with relevant conservation policies.

A member of our Customer Services team will be in touch to update you once we have further information regarding the next steps and timescales.

Thank you again for your correspondence on this matter. I hope that the information provided above is helpful to you.

Yours sincerely

Keith

Councillor Keith Glazier OBE
Leader

Notes from Colonel Anthony Kimber, Rye Neighbourhood Plan Co-ordinator:

1. RNP Review - Regulation 16 : following completion of the Reg 14 consultation on 3 Aug RDC acknowledged the Rye submission under Reg 15. RDC take on the next stage as a consultation from 16 Sep to 28 Oct. RDC planners report that matters are "on track".

2. Emerging CLT: Work continues to progress proposals for the 4 possible sites (Freda Gardham School, Cricket Salts; East Rock Channel; Tilling Green) for social housing. The Cricketers explained their outline proposal for a strip at the northern margin of the site (cricket ground is unaffected) to Councillors on 9 Sep. More in due course.

3. RR/2024/976/P: The triple proposal from Decimus is still undecided.

5. RR/2024/1/P: Lower School Site: Some have seen the concrete blocks and dog security at the Adeleide site. Plutus/Iceni reports that this is to prevent fly tipping and unauthorised access.

6. Flood Risk:

- There have been questions about the stagnant pool to the west of the ERTWS on Camberfields. The EA report: "The design intention is to create a saltmarsh that will be influenced by the tide on a regular basis. To create the correct regime, we are proposing to lower the levels at two of the three new cut throughs in the westerly dyke – the one near Monk Bretton Bridge and the one closest to the landfill site. These will be cut down to suitable levels, which should reduce standing water levels by around 150 to 200mm, which we would expect to help resolve the issue."

- Some residents of the Winchelsea Road have commented on low river Brede levels and some dead fish. The EA is still working on the sluice gates, which is the cause. A progress report will come shortly.

7. Planning and Infrastructure Bill Committee Stage: "to make provision about infrastructure; town and country planning; a nature restoration levy payable by developers; about development corporations; about the compulsory purchase of land; about environmental outcomes reports."

- There is a suggestion that environmental protections could be watered down. The MP has been contacted to seek no dismantling of environmental protections nor exploitation of valuable green spaces including salt marsh, particularly where there is high flood risk. In addition housing mix for all larger schemes should include at least 30% of affordable homes with resistance against developers arguing "non viability" for affordable homes on grounds of high land prices, reducing the desired 20% profit from schemes.

8. Correspondence continues about the modern replacement lamp in upper West Street in front of Lamb House. ESCC reports that it is temporary measure until a permanent fixture is installed.

Anthony

Anthony Kimber PhD
Rye NP