

**Minutes of a Meeting of the Planning & Townscape Committee held
at the Town Hall, Rye on Monday 13 January 2025**

PRESENT Councillors David Bookless, Mike Boyd, Vagn Hansen
(**Committee Vice-Chairman**), Chris Hoggart (**Committee
Chairman** – Deputy Mayor) Pat Hughes, Shaun Rogers

IN ATTENDANCE Richard Farhall – Town Clerk; Jessica Neame – Deputy Town
Clerk; Cllrs John Breeds and Rebekah Gilbert; Colonel Anthony
Kimber – Rye Neighbourhood Plan Co-ordinator; Peter Connock
– *Rye News*; 1 member of the public

The meeting commenced at 6.30pm.

56 APOLOGIES

Apologies for absence – and the reasons as lodged with the Clerk – were accepted
from Cllrs Willy Everett, Bernardine Fiddimore and Andy Stuart (Mayor).

57 CODE OF CONDUCT: DISCLOSURES OF INTEREST

There were no requests for dispensation.

The disclosure of interest following was made:

Cllr Hoggart *RR/2024/2071/L* Rye Heritage Centre CIO Chairman

*The Chairman adjourned the meeting for public comments/contributions. (See
APPENDIX.)*

The meeting reconvened.

58 MINUTES

RESOLVED 1 *Page 3, second bullet point* To delete **The ‘rules’ about . . . vague**
and insert

**In relation to agricultural use, the rules about what is permissible on the
Strategic Gap are somewhat vague.**

RESOLVED 2 To approve the accuracy of the amended Minutes of the Planning
and Townscape meeting held on 25 November 2025 (PT08).

59 MATTERS ARISING

There was none.

60 RYE NEIGHBOURHOOD PLAN

RNP Review Colonel Kimber reported that:

During the Christmas-New Year break, RTC’s web site was updated to include the
final reviewed version of the RNP, alongside the ‘red ink’ version that highlights the
text that has been amended. RDC Planning Strategy requested this – so that readers

can compare the two (rather than wade through a lengthy schedule of the amendments).

RDC is looking to commence the Reg 16 consultation on 27 January and is seeking to identify an examiner. Colonel Kimber had requested that John Slater be appointed. He examined the original plan and has a good understanding of flood risk.

RDC has requested a letter from the Town Clerk setting out the process RTC has followed thus far – and confirming that it had approved the amendments.

In due course, the Reg 16 version of the Plan will be uploaded to RTC's web site – with a hard copy being deposited in Rye Library.

NPPF The new National Policy Planning Framework is now in force and includes some significant changes – such as mandatory housing targets.

Protection for designated areas remains and Neighbourhood Plans have the same status.

The planning policy framework will be 'slimmed down'. Details are currently unclear.

7.40pm *Cllr Rogers arrived.*

Within the industry, there has been some early speculation about whether developers will seek to capitalise on the uncertainty.

RDC has indicated that Rye's housing target will increase by c20%. It should be possible to accommodate this within the existing site allocations.

A factor limiting development currently is the shortage of tradespeople and air source heat pumps.

Local government reorganisation ESCC, WSCC and BHCC are supporting the creation of a new strategic authority – as well as replacing ESCC, WSCC and all the Sussex districts/boroughs with unitary councils. The role of parish/town councils is unknown.

Regional planning in the 2000s did not work because it tried to circumvent local democracy. Housing and planning policy – as well as the Police and Fire Service are likely to fall under the proposed, directly-elected Sussex Mayor.

There will be a further Infrastructure Bill and increased emphasis on biodiversity. Developers are required to increase biodiversity by 10% - on or off their site.

On behalf of RTC, Cllr Hoggart thanked Colonel Kimber for all the work he had done on the Review. He observed that the Devolution White Paper overlooks parish/town councils.

Cllr Hansen suggested that Cllr Glazier be asked to provide a devolution/reorganisation update at the next Council meeting.

The Clerk suggested that parishes with a small tax base – such as Rye – will struggle to take on services from principal authorities without a change in the law so that they receive a share of business rates.

Cllr Bookless observed Colonel Kimber's report on the NPPF demonstrates how important it is for communities to have a neighbourhood plan in place, adding that the design of new builds needs to reflect local requirements – including affordability.

61 PLANNING APPLICATIONS

a) Delegated Authority

RESOLVED To note the responses below, submitted under the Clerk's delegated authority.

RR/2024/1824/P **Rock Channel House, Rock Channel, Rye**
Demolition of existing outbuildings and erection of new building to be used as a holiday let, guest accommodation and tool storage/utility.
SUPPORT APPROVAL Subject to the application of the mitigation recommendations contained within the Flood Risk Assessment – as well as any conditions required by the EA.

RR/2024/1112/L **26 Mermaid St, Rye**
Replace rotten kitchen door and sidelights with French Doors and side lights. Removal of existing drainage system and replace to correct levels. Fire protection in roof space. Removal of existing concrete flooring and replace with timber flooring. Installation of steel post. Removal of kitchen cupboards. Modification of paneling. (Part retrospective.)
SUPPORT APPROVAL

RR/2024/1414/L **The Old Grain Store, The Strand, Rye**
Removal of internal wall and other associated internal alterations to provide additional seating area and bar/kitchen area to an existing cafe (class Eb).
SUPPORT APPROVAL

b) For consideration

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

<u>RR/2024/2122/P</u>	30 Church Square, Rye
<u>RR/2024/2123/L</u>	Proposed internal alterations, new windows and doors - and new summer house.
	SUPPORT APPROVAL

c) To note

RESOLVED To note the application following:

<u>RR/2024/2071/L</u>	Rye Heritage Centre, Strand Quay, Rye Replacement of flat roof and alteration of eaves detailing.
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The Chairman closed the meeting at 6.58pm

Date

Chairman

Public Questions/Comments

24 November 2024 (PT08) Minutes – Page 3 second bullet point Colonel Kimber observed that the rules in relation to general development on a Strategic Gap are well-established. However, it is less clear when it comes to agricultural use. He suggested that Members might like to consider amending the draft Minute.