

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

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

IN ATTENDANCE Jessica Neame – Deputy Town Clerk; Richard Farhall – Town Clerk; Anthony Kimber – Rye Neighbourhood Plan Co-ordinator; James Stewart – Rye News; Jane Brook and Sarah Broadbent – Rye Chamber of Commerce and one member of the public.

The meeting commenced at 8.08pm.

52 APOLOGIES

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

53 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 recent changes to the Rother District Council planning portal. The Deputy Clerk highlighted that training was being offered, with a Teams session towards the end of the month, and that she would re-send the information.

54 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 15 September 2025 (PT08).

55 MATTERS ARISING

There was none.

56 RYE NEIGHBOURHOOD PLAN

The Rye Neighbourhood Plan Co-ordinator expanded on his report, giving an update on

- Reg 16 of the reviewed RNP continues to end of month; with some small representations received to date, such as exploration of the listing of the Methodist Church as an Asset of Community Value; a date change in one allocation; more text on accessibility and outline CLT proposals.

- Land Instability: the local MP, who is on the EFRA committee had recently asked AK to input evidence to a working group on land instability. He is waiting to hear if this evidence will be published.
 - The town War Memorial is now fully refurbished for Remembrance.
 - Environment Bill: AK has provided input to bill via the MP. The view is that:
 - There should be no dismantling of environmental protections, nor exploitation of valuable green areas and marshland, especially salt marsh.
 - Rye supports the need for affordable/social housing but not at the expense of protected biodiversity or by increasing flood risk.
 - The RNP allocates mostly brownfield sites despite local developer pressure on greenfield, biodiversity and areas of high flood risk. In order to preserve the character of Rye, reduce flood risk and protect our surrounding biodiversity, which is done, then is important to hold the line on protections.
 - Rye's desire for least 30% of all allocations should include affordable homes rather than expensive (high profit earning) homes, Rye is dismayed that developers tend to argue non-viability for the provision of affordable homes, mainly on grounds of high land prices reducing the ability for them to make the desired 20% profit on schemes. Two of our six development allocations are subject to proposals without any affordable homes. Viability rules need to be revisited.
 - Tilling Green playing field is for sale on the open market again: The CLT proposal was rather dismissed by ESCC, receiving no formal response. Cllr Glazier suggested AK contact the Member in Charge for an update.
- AK suggested that RTC consider making an offer for the land, in order to secure it for social housing. The Clerk recommended that the matter be considered by full council and that he would schedule a meeting to discuss the matter and agree a course of action.
- Landgate Clock: an individual is considering making a proposal to renovate the clock and restore its function. Cllr Boyd offered advice on the mechanism, having previously investigated the same.
 - The Winchelsea Road Decimus proposal and the Ferry Road proposal by Plutus are both still pending consideration by the planning authority.

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

[RR/2025/1588/P](#)

15 Cadborough Cliff, Rye

Replacement of enlarged single storey rear extension & external alterations to include new bay window to front.

SUPPORT APPROVAL

[RR/2025/1325/P](#)

[RR/2025/1326/L](#)

The Old Brewery, 6 Wish Ward, Rye

Proposed refurbishment and change of use from B8 (Storage) to E(a)

& E(b) (Commercial Use).

SUPPORT APPROVAL

[RR/2025/1688/PN3](#)

14-16 South Undercliff, Rye

Application to determine if prior approval is required for a proposed change of use of building from Class E to Class C3 (dwelling).

SUPPORT APPROVAL

The Chairman closed the meeting at 8.33pm

Date Chairman