

**Minutes of a Meeting of the Planning & Townscape Committee held
at Rye Town Hall on Monday 24 November 2025**

PRESENT Councillors David Bookless, Michael Boyd, Bernardine Fiddimore, Vagn Hansen (**Committee Vice-Chairman**), Pat Hughes, Shaun Rogers, Andy Stuart (Mayor).

IN ATTENDANCE Richard Farhall – Town Clerk; Anthony Kimber – Rye Neighbourhood Plan Co-ordinator; Peter Connock – *Rye News*; 1 member of the public.

The meeting commenced at 6.30pm and was chaired by Cllr Hansen.

65 APOLOGIES

Apologies for absence – and the reason as lodged with the Clerk – were accepted from Councillor Hoggart.

66 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 the meeting reconvened.

67 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 10 November 2025 (PT10).

68 MATTERS ARISING

There was none.

69 SOUTH BROOKS SOLAR FARM

Members were invited to consider whether to comment to the Planning Inspectorate to inform the Scoping Opinion, as to the scope and level of detail of the information to be provided in the Environmental Statement (ES) relating to the proposed South Brooks Solar Farm development.

Comments included:

- If allowed to proceed, the development is likely to cause considerable damage to the ecosystem.
- The 'glare' would be seen from higher points in Rye.
- It is unlikely that RTC would support a development such as this.

RESOLVED To request that the applicant be asked to ensure that the ES addresses how the local ecosystem will be protected.

Clerk

70 RYE NEIGHBOURHOOD PLAN

Colonel Kimber's (AK) update included:

Former TG School Playing Field bid He had been working on establishing social value with a specialist, Jo Crease. There is still quite a lot to do to enhance the bid to improve its chances of success. The proposal – which will incorporate responses to ESCC's assessment criteria- will be ready for the Council meeting on 8 December.

RNP Review Planners have reviewed the RNP re-submission and he is waiting for their further advice/requirements. This might not be until after Christmas. He had requested that any published explanatory text be kept simple to avoid any additional complications. The dates for the next consultation are also awaited.

Housing Numbers He had discussed with Rother Planners the papers supporting the Rother Local Plan (2026) consultation. Although the Local Plan summary of numbers reflects the Rye NP, there is a new appendix with increased numbers, based on work done by Rother since our July 2025 meeting. While they accept our site allocation (which includes Rye Hire and Tower Street), Rother has increased housing density across the board. The effect of this is to lift the total Rye new build housing target to 325. They accept that this conflicts with the numbers in our latest reviewed version NP.

This work has highlighted the question of housing density. Two of our allocated sites (Lower School Site and Winchelsea Road West) have proposed density well above the Rye average (40 dwellings per hectare (u/ha)). The Lower School site proposed density is 130 dwellings per hectare – the same as Central London.

One other cause for concern is that planners have extracted, from Neighbourhood Plans, all the allocations and included them in an appendix to the Rother Local Plan. In the past, the Local Plan has not centralised allocations, instead leaving those with NPs to record their own. The relevant Act suggests that policy is not duplicated between plans. This is a matter for further discussion when the Local Plan goes to public consultation in 2026.

Rye Community Land Trust The incorporation application has been submitted and a bank account is being opened.

Cricket Salts Work continues on a CLT proposal to replace the equipment sheds at the north end of the Cricket Salts, using a brownfield site, but including some social housing units above the storage.

Community Infrastructure Levy (CIL) As development proposals come forward and are agreed, RTC will receive 25% of the CIL receipts. In preparation, the Rye Local Infrastructure list should be reviewed so that priorities are confirmed.

Flood Risk There has been engagement with the Environment Agency and reporting about the ponding after high tides on Camberfields and the part refurbishment of the Brede sluice.

71 PLANNING APPLICATIONS

RESOLVED 1 To note the response submitted under the Clerk's delegated authority:

[RR/2025/1426/P](#)

Hilden - Plot Adj, Rye Hill, Rye TN31 7NH
Erection of a two storey four-bedroom dwelling with detached garage and associated driveway accessed from A268 Rye Road
SUPPORT REFUSAL Loss of amenity (privacy and light) for occupants of Hilden; dangerous access to/from Rye Hill; overdevelopment.

RESOLVED 2 To submit the comments following:

[RR/2025/1502/P](#)

[RR/2025/1501/L](#)

8a Market Road, Market House, Rye, TN31 7JA
Change of use of first and second floors and erection of single storey rear extension to create two dwellings, together with cycle and refuse storage.
SUPPORT REFUSAL Overdevelopment; loss of HIMO

[RR/2025/1817/LBC](#)

Oak Corner, 19 Mermaid Street, Rye, TN31 7EU
Proposed Investigative Work to Ascertain Extent of Damage on the Northern Elevation.
SUPPORT APPROVAL

[RR/2025/1818/LBC](#)

Oak Corner, 19 Mermaid Street, Rye, TN31 7EU
Proposed Listed Building Repairs to Oak Corner - Re-point Chimney Stack, Alterations to Cast Iron Guttering, Replace 1No. Window Frame and Roof Light, Re-point Brickwork, Repairs to Tile Hanging and Flashings.
SUPPORT APPROVAL

The Chairman closed the meeting at 7pm

Date Chairman