

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

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

IN ATTENDANCE Jessica Neame – Deputy Town Clerk; two members of the public.

The meeting commenced at 7.43pm.

73 APOLOGIES

No apologies were received.

74 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.

75 MINUTES

RESOLVED To approve the accuracy of the Minutes of the Planning and Townscape meeting held on 10 February 2025 (PT11).

76 MATTERS ARISING

30 Church Square The Mayor expressed his disappointment that RDC had ignored public opinion in relation to this application. It was observed that the only redress available to anyone would be a Judicial Review.

77 RYE NEIGHBOURHOOD PLAN

Further to his written update (**APPENDIX A**) Colonel Kimber made the following comments.

In relation to the planning bill, there are some interesting elements including improvements to Compulsory Purchase. However, this may be of limited benefit given the lack of financial resources available to employ it. Elements such as the Nature Restoration Fund could apply to Rye – it appears similar to the transfer fund for Carbon Credits – but there may be a risk that damage done locally would be offset with credits bought elsewhere. In due course it will be interesting to see where planning fits in with Local Government Re-organisation and Devolution.

At a recent meeting with RDC on the subject of second homes and Airbnbs in Rye, Colonel Kimber's evidence primarily focused on the experiences of residents. This was balanced by the attendance of representatives of the Chamber of Commerce whose input related to business, tourism and hospitality considerations.

Cllr Boyd, also at the meeting, expressed his disappointment with the lack of information from the Airbnb representative present and the reluctance of some to challenge the downsides of the business model. AK agreed it was frustrating that only national statistics were quoted which shed little light on the local picture.

It was hoped that a meeting with the MP may be forthcoming, to discuss the issue of land instability and drainage issues on Military Road. Since the matter had been raised at the Annual Town Meeting, Balfour Beatty have been investigating the drainage in North Salts.

Recently vehicles from a local company, Lankelma, were seen drilling on the Salts and at Winchelsea Road. AK spoke to them and confirmed that they were drilling for unexploded ordnance in areas that had been flagged as potential sites.

78 PLANNING APPLICATIONS

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

RR/2025/243/P 9 Lion Street

Repainting of brickwork on front elevation to beige. Repainting front dormer cheeks, shop front and front door to dark brown. Removal of metal security gate.

SUPPORT REFUSAL Failure to preserve distinct and historic signage within the Conservation Area – namely: the Lion Galleries Antiques hanging sign and the Herbert G Gasson shopfront signage – all of which, should remain.

AMENDED INFORMATION/PLANS

RR/2024/621/L 93 and 94 High Street, Rye

Demolition of rear extensions, formation of two-storey rear extension to provide additional ground floor accommodation and enlarge first floor domestic accommodation with access to the gardens from the first floor.

SUPPORT REFUSAL Having viewed the amended plans, Rye Town Council remains of the view that the development proposed would have an adverse impact on the amenity (light and privacy) of neighbouring properties – especially number 95.

RR/2025/224/P 11 Winchelsea Road, Rye

Proposed new rear window and doors and internal works.

SUPPORT APPROVAL

RR/2025/285/L 11 Market Street, Rye

Partitioning of room to form a new bathroom at second floor level.

SUPPORT APPROVAL

RR/2025/289/O Rother Ironworks, South Undercliff, Rye

Certificate of lawfulness for the existing use of a self-contained dwelling.

COMMENT It is believed that the applicant resided at the Bell Inn PH, Iden (whilst the licensee) during part of the period in question.

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

[RR/2025/281/P](#)

15 High Street, Rye

Change of use of lower ground floor (rear), ground floor (rear) and second floors from care home (class C2) to provide 12 HMO units (sui generis).

SUPPORT APPROVAL subject to the use being restricted to staff accommodation, as described.

The Chairman closed the meeting at 8.17pm

Date

Chairman

Update from Col. Anthony Kimber

1. RNP Reg 16 consultation closed on 7 March. Results from Rother planners are awaited. We have been advised that John Slater, the examiner, has indicated that he will begin the examination in April. He is currently examining another neighbourhood plan and will provide a start date for the Rye examination shortly. In terms of the length of the examination, this is likely to take around a month, but that will not be certain until the examination starts.

2. Planning Bill: The planning reforms announced 11 March are claimed to reduce opportunities for NIMBYism, but the emphasis is on “streamlining” the existing system, as opposed to overhauling it. The planning bill is claimed to deliver a speedier and tidier version of the current system, however some agencies claim that the government should have been bolder.

Some of the key measures in the Bill are:

- Planning committees: The introduction of a national scheme of delegation that will set out which types of applications should be determined by officers and which should go to committee

- Nature Restoration Fund: Builders can meet their environmental obligations faster and at a greater scale by pooling contributions to fund larger environmental interventions

- Compulsory Purchase Reform: The compulsory purchase process will be improved to ensure important developments delivering public benefits can progress. The reforms will ensure compensation paid to landowners is not excessive

- Development Corporations: Development Corporations will be strengthened to make it easier to deliver large-scale development – like the government’s new towns – and build 1.5M homes alongside the required infrastructure. A report from the Common Wealth thinktank warned that a small number of private equity-backed businesses could end up in charge of a large chunk of any new housing. While private rentals will inevitably form part of the mix in new neighbourhoods, the government must ensure that councils and housing associations are able to offer decent numbers of desperately needed tenancies. The single most damaging effect of the UK’s perpetually overheated property market is the chronic shortage of homes for people on low incomes. DPM recently secured an additional £350m in funding for social homes. More will be needed.

- Strategic planning: A system of ‘strategic planning’ will be introduced across England known as spatial development strategies, which will help to boost growth by looking across multiple local planning authorities for the most sustainable areas to build and ensuring there is a clear join-up between development needs and infrastructure requirements

- Nationally Significant Infrastructure Projects: Consultation requirements for NSIPs will be streamlined and the national policies against which infrastructure applications are assessed will be updated at least every five years so the government's priorities are clear

- Clean energy: Further changes will make sure approved clean energy projects that help achieve clean power by 2030, including wind and solar power, are prioritised for grid connections. A 'first ready, first connected' system will be introduced.

3. Two recent events on affordable homes: affordable homes meeting and second homes meeting with Rother DC.

- The first is general agreement to progress a CLT, focusing on four sites around Rye: Freda Gardham (Site B3 plus); E Rock Channel; Tilling Green school field; Cricket Salts (N Margins).

- The second was a valuable meeting focused on the impact of the second homes and how best to tackle alongside provision of social housing.

4. Instability and Flood Risk: At the Rye Town Meeting, Margaret O'Neill asked about water spillage in the Military Road, Rye. I discussed it and the related issue of land instability, with the MP and followed up by writing to her covering the need for improved drainage alongside the northern side of the Military Rd. Balfour Beatty is presently studying the issue.