

**Minutes of a Meeting of the Planning & Townscape Committee held
at Rye Town Hall on Monday 7 September 2026**

PRESENT Councillors Michael Boyd, Vagn Hansen (**Committee Chair**) Pat Hughes (Deputy Mayor), Shaun Rogers, Andy Stuart, Sophie Thorpe (**Committee Deputy Chair**).

IN ATTENDANCE Amy Head –Town Clerk, Col Kimber – Rye Neighbourhood Plan Coordinator, James Stewart – Rye News and 1 member of the public.

The meeting commenced at 7.18pm.

21 APOLOGIES – Cllrs David Bookless, Willy Everett, Berni Fiddimore and Chris Hoggart (Mayor)

22 CODE OF CONDUCT

Cllr Rogers declared an interest in planning application RR/2026/0946/HOU and said that he would not comment or vote.

The Chair adjourned the meeting for public comments/contributions. There was one member of the public present who wanted to discuss his objections to planning application [RR/2026/0989/FULL](#) and [RR/2026/1064/LBC](#) – these objections were discussed and agreed by the Committee and the Clerk agreed to present the objections as detailed under Item 26.

23 MINUTES – PLANNING AND TOWNSCAPE MEETING – 20 July 2026 (PT03) – TO AUTHORISE THE CHAIR TO SIGN THE MINUTES.

RESOLVED The Chair signed the minutes of the Planning and Townscape meeting held on 20 July 2026 (PT03).

24 MATTERS ARISING
None.

25 NEIGHBOURHOOD PLAN

Col Kimber reported that Rother District Council was still awaiting the consultant led Habitat and Flood Risk assessments before moving on to Regulation 16 of the Rye Neighbourhood Plan Review. The Plan will need to be very specific in its reference to such documents. Col Kimber said that with two developments currently pending for Rye (Freda Gardham site and the Winchelsea Road elderly accommodation) would lead to an estimated increase of around 250 new residents. Therefore, better medical infrastructure is needed, especially in respect of new elderly residents.

There was also discussion of the new Greenways bridge proposal at Tilling Bridge. It has been estimated to cost £250,000, but Col Kimber has warned that this seems like an underestimation of the real costs. Finally, he has been

working with the Environment Agency to discuss alternative/safer routes for the King Charles III route in Rye.
Cllr Hansen thanked Col Kimber for his work.

26 PLANNING APPLICATIONS

RESOLVED To submit the following comments:

To agree the Council's responses to the applications as follows:

[RR/2026/0923/HOU](#) - 15 Eagle Road, Rye, East Sussex, TN31 7NB -
Proposed replacement windows to front elevation.
Rye Town Council supports approval of this planning application.

[RR/2026/0946/HOU](#) - 13 Ashenden Avenue, Rye, East Sussex, TN31 7DU -
Proposed single storey extension and alterations.
Rye Town Council supports approval of this planning application.

[RR/2026/0935/FULL](#) and [RR/2026/0945/LBC](#) - Old Borough Arms, The Strand, Rye, East Sussex, TN31 7DB - Changes to fenestration and repair/replacement of some of the existing weatherboarding at first and second floor level.
Rye Town Council supports approval of this planning application.

[RR/2026/0989/FULL](#) and [RR/2026/1064/LBC](#) -
93 High Street, Rye, East Sussex, TN31 7JN - Two storey rear extension, internal alterations to existing.
Rye Town Council supports refusal of this planning application for the following reasons: A prior application was made for 93 and 94 High Street in 2024 - RR/2024/620/P and RR/2024/621/L for a similar two-storey rear extension and this was refused as it "...would adversely affect the setting and special architectural and historic character and interest of the listed buildings as designated heritage assets". This decision was appealed (3080) and then dismissed by the Secretary of State on 16/03/26. Therefore, Rye Town Council reiterates its previous comment submitted on 14-05-24 that this new application is over development and has an adverse impact on the amenity (light) of neighbouring properties. It was also noted by the member of the public that there was no visible pink paper notifying the public of this application on or near the property.

The Chairman closed the meeting at 7.35pm

Date Chairman