

**Minutes of a Meeting of the Planning & Townscape Committee held  
at Rye Community Centre, Conduit Hill, Rye on Monday 6  
September 2021**

**PRESENT** Councillors David Bookless, Mike Boyd, Bernardine Fiddimore,  
Rebekah Gilbert (Mayor), Chris Hoggart, Pat Hughes, Andi Rivett  
(Deputy Mayor), Shaun Rogers, Andy Stuart

**IN ATTENDANCE** Richard Farhall – Town Clerk; Colonel Anthony Kimber – RNP  
Co-ordinator

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*The meeting commenced at 8.49pm and was chaired initially by the Mayor.*

**8 COMMITTEE CHAIRMAN (2021-22)**

Cllr Boyd proposed – and Cllr Rogers seconded – Cllr Stuart.

There were no other nominations and so the Mayor declared Cllr Stuart to have been elected.

Cllr Stuart took the chair.

**9 COMMITTEE VICE-CHAIRMAN (2021-22)**

Cllr Gilbert proposed – and Cllr Rogers seconded – Cllr Rivett.

There were no other nominations and so Cllr Stuart declared Cllr Rivett to have been elected.

**10 APOLOGIES**

Apologies for absence – and the reason as lodged with the Clerk – were accepted from Cllr Sam Wood.

*8.52pm Cllr Fiddimore left the meeting.*

**11 CODE OF CONDUCT: DISCLOSURES OF INTEREST**

There were no disclosures of interest – nor requests for dispensation.

*The Chairman adjourned the meeting for public questions/contributions.*

*There was none and the meeting reconvened.*

**12 MINUTES**

**RESOLVED To approve the Minutes of the Planning and Townscape meeting held on 4 May 2021 (PT01).**

### 13 MATTERS ARISING

Item	Status
Gilfrin Jewellers (side) - exploring the implications of RTC applying for advertising consent (community banners)	Outstanding – Confirm support of Gilfrin Jewellers and apply for advertising consent.
Obtain costings to improve signage to the town centre within Gibbet Marsh Car Park	Ongoing – forms part of the work of the Parking Strategy Review Group
Asking RDC to consider removing the Gibbet Marsh Car Parking charges – or introducing a discounted scheme for traders and residents	Ongoing – forms part of the work of the Parking Strategy Review Group
Asking RDC to add a note to its planning web site explaining how two plans might be viewed simultaneously.	Outstanding
Planning applications – inadequate validation (making representations)	Outstanding
Tilling Green Community Land Trust – exploring	Discussions with the Rye Partnership on the provision of affordable/social housing on the former school playing field are ongoing.
Rock Channel – inviting the developer's architects to attend a Council meeting/Zoom meeting with Members.	No response.
Affordable Housing – the Clerk and Colonel Kimber recommending a way forward	Actioned.

The Clerk reported that Rye Partnership is continuing to negotiate a longer lease with ESCC in respect of TGCC – and there is likely to be some form of provision for housing on the playing field.

### 14 RYE NEIGHBOURHOOD PLAN

Colonel Kimber suggested that if housing was provided on the TGCC site then there was the potential for the Rye Partnership (RP) to benefit from ground rent.

He is working with Hugh Kermode on a draft EV strategy for Rye. It is quite complex – there are four different categories of charger.

RDC's Head of Planning has now left. It is not yet known who will be undertaking his role.

Comments included: why does RP need a long lease?; the operation and intentions of RP are not transparent; the RP was established originally to distribute Single Regeneration Budget (SRB) monies – now its purpose appears to be to acquire/maintain assets in order to generate revenue.

## 15 PLANNING APPLICATIONS

### a) Delegated

**RESOLVED To note the decisions following – submitted to the Planning Authority under the Clerk’s decision making powers:**

RR/2021/553/P	17 Cadborough Cliff, Rye TN31 7EB Demolition of existing detached garage and building of single-storey side extension to existing property. SUPPORT REFUSAL Preference for pitched roof; loss of off-street parking.
RR/2021/900/L RR/2021/927/P	98 High Street, Rye TN31 7JT Excavations in the courtyard of The George in Rye hotel in order to run new low voltage supply from an existing electrical substation. Erection of new LV supply cabinet to UKPN requirements. SUPPORT APPROVAL
RR/2020/2083/P AMENDED	Gristmill, Winchelsea Road, Rye TN31 7EL Demolition of existing warehouse structure and replacement with new two-storey building containing four 2-bedroom flats (alternative to planning permission RR/2019/1779/P). SUPPORT REFUSAL Overdevelopment (height); out of keeping; loss of commercial space on ground floor.
RR/2021/627/P	Gungarden Lodge, Gun Graden, Rye TN31 7HH Proposed erection of low height bicycle shed in front garden, garage conversion into home office room, new shower room on attic floor and change in roofline to front elevation. SUPPORT APPROVAL
RR/2021/2342/P	95 Military Road, Rye TN31 7NZ Proposed dropped kerb to allow parking at property. SUPPORT APPROVAL
RR/2021/759/L	Rye Railway Station, Station Approach, Rye TN31 7AB Installation of a Summary of Departures display screen to the gable end of building with associated cabling and installation of a ticket vending machine canopy. SUPPORT APPROVAL Note: The Town Council suggests it would be helpful for bus information to be provided as well.
RR/2021/800/P RR/2021/801/L	21 Watchbell Street, Rye TN31 7HB Take down, reconstruct, repair and make stable garden boundary walls and terraces. SUPPORT APPROVAL
RR/2021/146/P AMENDED	Gun Cottage, Gun Garden, Rye TN31 7HH Proposed replacement of existing garage. SUPPORT APPROVAL

RR/2021/758/P	115 Military Road, Rye Tennis Club, Rye TN31 7NY Proposed new padel tennis court. SUPPORT APPROVAL
RR/2021/658/P RETROSPECTIVE	17 Henley Close, Rye TN31 7BX Installation of air source heat pump. SUPPORT APPROVAL Subject to Environmental Health checking, after a year, that the pump is not exceeding acceptable levels of noise.
RR/2021/886/P	Chantry Cottage, Mermaid Passage, Rye TN31 7ER Demolition of existing utility room and erection of single storey rear extension. SUPPORT APPROVAL
RR/2021/6/P	20 New Road, Rye TN31 7LT Two-storey side extension and dropped kerb. SUPPORT APPROVAL Subject to Highways England approval (dropped kerb).
RR/2021/6964/P	138 Udimore Road, Rye TN31 7DZ Removal of existing garden room and erection of single storey rear extension with rooflight. SUPPORT APPROVAL
RR/2021/970/P RESUBMISSION	3 Love Lane, Rye TN31 7NE Partial loft conversion – including two front dormers and one rear dormer. SUPPORT APPROVAL Subject to the use of obscured glass.
RR/2020/493/P AMENDED	The Globe – land adj, Military Road, Rye TN31 7NX Change of use of vacant land – with erection of a two-storey detached building comprising a single garage with design studio over. SUPPORT REFUSAL Overdevelopment (restricted site); loss of on street parking spaces.
RR/2021/1721/T	Mountsfield House, Rye Hill, Rye TN31 7NH Horse chestnut tree – fell. SUPPORT APPROVAL
RR/2021/916/P	28-30 Aviemore, Fishmarket Road, Rye TN31 7LP Change of use and partial conversion of guest house no.28 to residential dwelling. SUPPORT APPROVAL
RR/2021/814/P	46-48 Military Road, Rye TN31 7NY Proposed new access to form off road parking space, associated with conversion under permitted development to form one dwelling and rear alterations of ground floor rear window and door. SUPPORT APPROVAL – but preference for separate dwellings not to be converted to form a single dwelling.

**b) For consideration**

**RESOLVED To submit the comments below to the Local Planning Authority:**

RR/2021/1463/P      4 The Grove, Rye TN31 7ND  
Alterations – including proposed improvements to existing Victorian glasshouse to accommodate relocated kitchen – and change of use to guesthouse to provide self-catering residential courses for Merchant & Mills customers.  
SUPPORT APPROVAL  
*Note Preference for the use to revert to residential when the proposed use for Merchant & Mills customers ceases.*

RR/2021/1491/P      River Haven Hotel, Winchelsea Road, Rye TN31 7EL  
RETROSPECTIVE      Renewal of temporary planning permission as imposed under condition 2 of planning approval RR/2018/2081/P to allow continued use as car wash, including retention of metal shipping container.  
SUPPORT APPROVAL

**RESOLVED To thank Cllr Creaser for her contributions as Committee Chairman. Clerk**

*The Chairman closed the meeting at 8.38pm*

Date .....

Chairman .....