

7 October 2019

Please reply to

The Planning Officer  
Rother District Council  
The Town Hall  
Bexhill on sea  
TN31 3JX

Mill House  
Beacon Lane  
Northiam  
East Sussex  
TN31 6PJ

Dear Sir

**The Rye Conservation Society has noted the applications contained on the latest planning lists for our area and wishes to comment as shown below.**

**N/O** indicates that the Society has no objection to the application, but without implying support for the proposal.

**O** indicates opposition to the application on the grounds stated and the recommended reason for refusal.

**D** indicates deferment – amplifying remarks are provided.

<b>RR/2019/2085/P</b> <b>Mint House, The Mint</b> Subject to Neighbours & Conservation Officer	<b>NO</b>
<b>RR/2019/2233/P</b> <b>The Gatehouse, The Grove</b> Subject to Neighbours & Conservation Officer.	<b>NO</b>
<b>RR/2019/2129/P</b> <b>18 Tillingham Avenue.</b> Subject to Neighbours.	<b>NO</b>
<b>RR/2019/1779/P</b> <b>The Gristmill, Winchelsea Rd.</b> Subject to Neighbours & Conservation Officer	<b>NO</b>
<b>RR/2019/2083/P</b> <b>Land at Belle Vue , Udimore Rd</b> Reasons for previous refusal still apply. Loss of amenity of adjoining properties.	<b>O</b>

**85 High St. Old Nat West.**

Application does not meet the requirements of Rye Neighbourhood Plan Policy B1.

‘Existing employment and business floor space will be safeguarded unless it can be demonstrated to the satisfaction of the Local Planning Authority that the premises are no longer suitable for employment and evidence has been submitted that demonstrates that the property has been actively marketed for at least 18 months on realistic market terms; further it is shown that there is no prospect of new employment and business occupiers being found or to more modern facilities within the locality including at Rye Harbour.’

No such evidence is provided. If it can be shown that there is not a commercial use RCS would not oppose a change of use to residential but it is in the High Street which is the commercial /business core of Rye.

RCS believes that the Heritage Statement is incorrect in stating that the use as a bank dates from the 1930s as there is evidence that the property was used as a bank in 1859. WE also believe that the Heritage Statement should take note of the description in Rye Rebuilt. David Martin see attached below.



Fig. 10.42  
85 High Street. The remains of the timber-framed part is hidden behind the West Street elevation on the right.



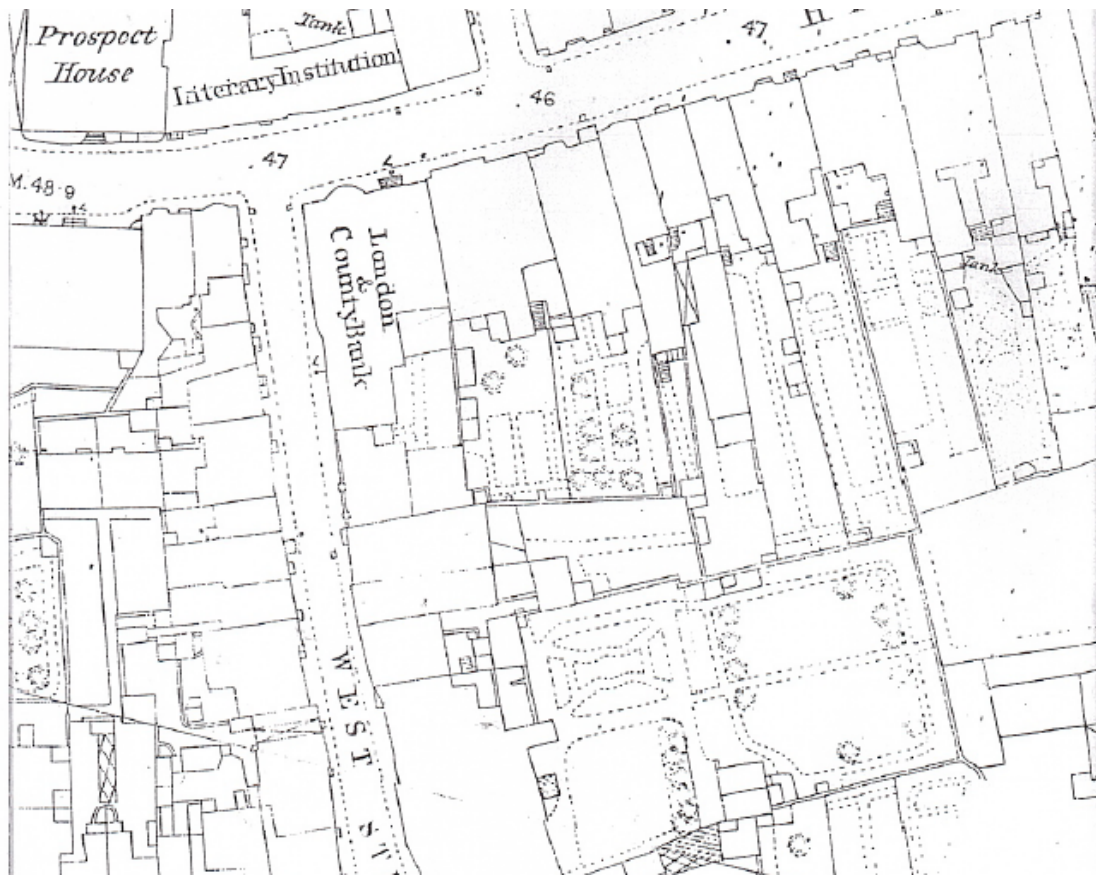
Fig. 10.43  
85 High Street. First-floor framing within truss A-A with crowpost above.

jettied to both streets, but by this time the jetties had been underbuilt. The long jettied house shown adjoining it in Figure 10.41 was 18-19 West Street [59]. [ESRO HBR/1/0899]

**23. 85 High Street — 1500 +/-50**  
(Figures 10.42 - 10.44)

Despite its modern external appearance this was a substantial 7.00 metre (22'10") wide timber-framed building with trusses 3.55 metres (11'8") apart, indicated by the parts of two (one of which is illustrated in Figure 10.43) which remain embedded within the present brick-built Natwest Bank. The house 10.44 was not aligned to the High Street, but to West Street. Traces of soot suggest that the trusses may have formed the end walls of an open hall, but, if so, this does not explain why the braced stud within the northern truss is positioned off centre. [ESRO HBR/1/0853]





Yours faithfully

*Julian Luckett*

Chairman Planning Committee  
Rye Conservation Society

Honorary Secretary: David Bookless, Top Flat, Faraday House, The Mint, Rye TN31 7EW

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