



BREDE PARISH COUNCIL

Minutes of Brede Parish Council Planning Committee held Tuesday 8th February 2022 at 7.30pm at Trinity Methodist Church

Present: Councillors L Nottage (Chair), S Hampson, M Wey, R Oliver, G Olson and J Allison and the Clerk. Four Members of the public.

229 Apologies for absence - Cllr J Johnson, C Apps

230 Disclosures of Interests – None

231 Minutes

The minutes of the following meetings were considered

- a. Planning Meeting minutes from 25th January 2022 198/2021 - 203/2021. Cllr Oliver proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Wey. All those present agreed.

232 Planning Applications for consideration

RR/2021/2974/P BREDE

Moorsholme Farm, Cackle Street, Brede TN31 6DX Variation of condition 2 (approved drawings) imposed on planning permission RR/2016/2288/P to allow changes to design and use of farm buildings.

This application was discussed at a planning meeting on 25th January but amended plans were uploaded to the Rother Planning portal 2 days later. Council may decide if further comment needs to be made.

No further comment requested by Council.

RR/2021/2695/P BREDE

Shearfold Cottage - Land adj, Stubb Lane, Brede TN31 6EH Change of Use of land for the stationing of 2no. tourers, a day room. Relocation of existing stable building and store and associated operational development for residential use by Gypsy & Traveller family. (Retrospective)

Cllr Nottage introduced this application. No representation for applicant was present. Council discussed at length before the members of the public were invited to add any further comments which had not been raised. Council then voted.

SUPPORT: Refusal

Brede Parish Council had the following reasons for objecting.

- It is outside the development boundary for Brede. (As per the Development and Site Allocation Local Plan (DASA) for Rother District Council, policy map 6).
- There is already enough provision for Travellers sites within the District. The Local Housing Needs Section of the Core Strategy for Rother District Council (LHN5) is referenced in the DASA which states 'up until 2028 Rother District Council must provide 11 permanent pitches for Travellers'. The DASA has fully allocated these sites and this site is not one of them.
- The proposed development will be detrimental to the High Weald Area of Outstanding Natural Beauty (AONB) in which it is located. It will cause harm to the character and appearance of the rural area, in conflict with the National Planning Policy Framework (NPPF).

- It is too close to listed buildings and will have an adverse impact. Rother Core Strategy, Policy EN3 Design Quality.
- There is no mains drainage. The proposed small septic tank poses a risk for contamination, pollution and risk of damage to the archaeology if not properly maintained.
- The applicant has offered no proof of traveller status.
- The impact on the area of increased vehicular activity.
- The site does not meet the criteria for assessing suitability for a traveller's site as per the core strategy and the DASA for Rother District Council. LHN6 (Gypsies, Travellers, and Travelling Showpeople criteria).
 - There should be no adverse impact on the character of the countryside. The area is in the AONB.
 - Mixed used sites should not unreasonably harm the amenity of the adjoining properties. A mobile home does not meet the national standards for sound insulation, and should not be considered suitable for this site. The adjoining property is very close.
- To allow this application in light of the reasons stated above may set a precedent for future applications.

Brede Parish Council request that Rother discuss this application at a full planning meeting

RR/2021/3024/P BREDE Holly Lodge - Field adjacent to, Udimore Road, Broad Oak, Brede TN31 6BX Proposed stables and all weather turn-out area.

SUPPORT: Approval

RR/2021/3028/P BREDE 6 Hows Close, Broad Oak, Brede. TN31 6ER New two and a half story dwelling. Demolition of existing garage and all associated landscape works.

SUPPORT: Approval

233 Other Planning Matters:

Planning Applications received since publication of this agenda None

Planning Permissions granted by Rother

RR/2021/2809/P Brook Cottage, Pottery Lane, Brede Demolish existing conservatory and replace with single storey extension

RR/2021/2926/P The Brackens, Furnace Lane, Broad Oak, Brede Proposed extensions and alterations including garage conversion (alternative to planning permission RR/2018/2601/P)

Planning Permissions refused by Rother **None**

Planning Appeals None

234 Items to note or for future planning meeting.

With no further business, the meeting closed at 8.34pm