



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 12th April 2022 at 7.30pm at Trinity Methodist Church

Present: Councillors L Nottage (Chair), S Hampson, M Wey, G Olson, J Allison and the Clerk. Two members of the public.

1 Apologies for absence – Cllrs R Oliver, A Fotheringham and C Apps

2 Disclosures of Interests – Cllr G Olson for RR/2022/539/P Broad Oak Meadow

3 Minutes

The minutes of the following meetings were considered

- a. Planning Meeting minutes from 29th March 2022 263/2021 - 268/2021. Cllr Wey proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Hampson. All those present agreed.

4 Planning Applications for consideration

RR/2022/412/P BREDE

Brede Court, Brede Hill, Brede TN31 6EJ Proposed roof extensions and fenestration alterations.

SUPPORT: Approval

Cllr Olson restated his disclosure of interest in the next item. The Chair permitted him to speak but Cllr Olson abstained from voting

RR/2022/539/P BREDE

Broad Oak Meadow - Land at, Chitcombe Road, Brede TN31 6EU Erection of 5 dwellings (2 x 4 bedroom and 3 x 3 bedroom), with new access, parking and landscaping.

SUPPORT: Refusal

Council had the following reasons for refusal

- **It is outside the development boundary and within the AONB.**
- **The land is registered as agricultural.**
- **Tree T01 (from the block plan) is a rare Black Poplar, and there is not a large enough area designated to protect that tree.**
- **There is no mains sewer, the combined surface water and treated sewage effluent will be discharged into the natural soakaway ditch which is designed only to cope with water level drainage. As this will now be constant flow it will impact the natural environment and will create sewage fungus growth in the soak away and in prolonged dry weather the basin will become septic and then when a seasonal downpour, will release strong liqueurs into the ditch, also the water table will become susceptible to becoming a risk of blue green algae which is harmful to wildlife. Confirmation will be required on how the water is tested and comply with the Environment agency's expectations.**

- **Close to ancient woodland and may have an impact on that and the Great Crested Newts in the adjacent pond and within the development area, as identified in the Ecological survey.**
- **Low power cables which will cause height limitations onsite and require vehicle loading and offloading to take place on the road.**
- **There is no footpath on that side of the road meaning that pedestrians (resident or visitors) for those houses will need to cross the main road for access.**
- **Ribbon development is not in keeping with the current single habitat rural setting of the fringes of the Village. Giving planning permission may set a precedent for further development.**

RR/2022/440/P BREDE

St George, Brede Hill, Brede TN31 6EJ replacement of weather vane

SUPPORT: Approval

RR/2022/574/P BREDE

Plantation, Chitcombe Road Brede TN31 6EU. Single story extension to side.

SUPPORT: Approval

5 Other Planning Matters:

Planning Applications received since publication of this agenda

RR/2022/572/P Brede

Dig Tree House, Cackle Street, Brede, TN31 6DX
Erection of single storey side extension

SUPPORT: Approval

Planning Permissions granted by Rother None

Planning Permissions refused by Rother none

Planning Appeals None

6 Items to note or for future planning meeting.

Councillors asked that a TPO be requested for the Black Poplar and two Oaks at Broad Oak Meadow

With no further business, the meeting closed at 8.12pm