



# BREDE PARISH COUNCIL

**Draft Minutes of Brede Parish Council Planning Committee held Tuesday 24<sup>th</sup> May 2022 at 7.30pm at Trinity Methodist Church**

**Present:** Councillors L Nottage (Chair), S Hampson, M Wey, R Oliver, A Fotheringham, G Olson J Allison and the Clerk.

**38 Apologies for absence** – Cllr C Apps

**39 Disclosures of Interests** – Cllr Allison for **RR/2022/1017/P BREDE**

**40 Minutes**

**The minutes of the following meetings were considered**

- a. Planning Meeting minutes from 26<sup>th</sup> April 2022 7/2022 - 12/2022. Cllr Wey proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Fotheringham. All those present agreed.

**41 Planning Applications for consideration**

**RR/2022/771/P BREDE**

Pathways, Northiam Road, Broad Oak, Brede TN31 6DS Erection of new first floor and internal alterations.

**SUPPORT: Approval**

**Comment: While not objecting to the application, Council had concerns about the colour and materials of the roof and would prefer something more in keeping with the area. There was also concern about the unloading of plant and materials**

**RR/2022/1008/P BREDE**

Broad Oak Lodge, Chitcombe Road, Broad Oak, Brede TN31 6EU Demolition of existing outbuildings for the provision of two new 5-bed dwellings and one new 4-bed dwelling. All with associated proposed parking and landscaping. [Click here to view application](#)

**SUPPORT: Refusal**

**This is within the AONB and is an overpopulated ribbon development in the fringes of the village, not in keeping with the rural area.**

**The nearby pond is a natural habitat for newt, The ecological survey does not identify the number, which could be around 160-400.**

**There is no public transport which runs along Chitcombe Road, the nearest is at the crossroads over 800m away.**

**The new access is very close to an Oak with a TPO, the tree protection measures need reconsideration.**

**The visibility from the access road is not suitable, especially in a 40mph zone. Increasing the risk of accidents. If this permission is given a 30mph zone must be considered.**

**The permeable driveway will divert all surface water away from the natural pond and cause risk to the habitat.**

**The soakaway ditch is usually dry and not free flowing with water. 35m<sup>3</sup> of treated sewage per day discharged into it will cause a sewage fungus which is harmful to the wildlife and animals.**

***Cllr Allison re-stated her interest in the next application and left the room***

**RR/2022/1017/P BREDE**

South View, Chitcombe Road, Broad Oak, Brede TN31 6EU New first-floor chalet style extension with dormer and single-story flat roof rear extension with lantern light over.

**SUPPORT: Approval**

***Cllr Allison rejoined the meeting***

## **42 Other Planning Matters:**

### **Planning Applications received since publication of this agenda**

**RR/2022/1244/O BREDE**

The Platts - Land Opposite, Chitcombe Road, Brede TN31 6EX Certificate of lawfulness for the existing use of rebuilding a pre-existing horse stables.

**SUPPORT: Approval**

**RR/2022/1155/O BREDE**

Windy Ridge House, Udimore Road, Broad Oak, TN31 6DG Certificate of lawfulness for proposed works to existing outbuilding including renewal of existing washing facilities and addition of toilet and shower to provide additional temporary accommodation for family.

**SUPPORT: Approval**

### **Planning Permissions granted by Rother.**

RR/2021/2974/P	Moorsholme Farm, Cackle Street, Brede.	Variation of condition 2 (approved drawings) imposed on planning permission RR/2016/2288/P to allow changes to design and use of farm buildings.
RR/2022/572/P	Dig Tree House, Cackle Street, Brede	Erection of single storey side extension
RR/2022/412/P	Brede Court, Brede Hill, Brede	Proposed roof extensions and fenestration alterations.
RR/2022/440/P	St George, Brede Hill, Brede	Replacement of weather vane
RR/2022/574/P	Plantation, Chitcombe Road, Brede	Single storey extension to side.

### **Planning Permissions refused by Rother none**

**Planning Appeals** None

**43 Items to note or for future planning meeting.** Next planning meeting will be Tuesday 7<sup>th</sup> June at 7.30pm in the Trinity Methodist Church Hall.

With no further business, the meeting closed at 8.05pm