



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 28th June 2022 at 7.00pm at Trinity Methodist Church

Present: Councillors L Nottage (Chair), R Oliver, A Fotheringham, G Olson, M Wey J Allison and the Clerk. Cllr N Gordon (RDC) and 11 members of the public

88 Apologies for absence – Cllrs S Hampson and C Apps

89 Disclosures of Interests – None

90 Minutes

The minutes of the following meetings were considered

- a. Planning Meeting minutes from 7th June 2022 82/2022 - 87/2022. Cllr Oliver proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Olson. All those present agreed.

91 Planning Applications for consideration

RR/2022/1315/P BREDE

Sant Roc, Cackle Street, Brede TN31 6EA Demolition of existing dwelling and outbuilding. Erection of 3 terraced dwellings

SUPPORT: Refusal

Layout, Density and Dominance. The proposed terrace of three dwellings is out of character with the surrounding area. At 8m high it is nearly 2m higher than most buildings in the Parish and will dominate the area where there are single well-spaced buildings

Loss of Privacy. Neighbouring properties will be affected with loss of privacy from the buildings, and suffer from increased light and noise pollution from vehicle movements.

Parking. There is insufficient parking provision for 4 bedroom houses, and especially for visitors and deliveries. This could lead to dangerous parking on the main road, especially for delivery vehicles.

Access and Egress to the site. This is a steep access to the back, and the egress is onto a busy road, just past a bend. **Effect on wildlife.** There will be a large amount of trees and vegetation removed for the parking areas, leading to a loss of wildlife, particularly birds.

Setting a precedent. Allowing this development to take place will set a precedent for further building not in keeping with the current rural layout to be approved within the AONB.

92 Other Planning Matters:

Planning Applications received since publication of this agenda: None

Planning Permissions granted by Rother.

RR/2022/741/P 4 Sycamore Close, Broad Oak Erection of single storey side extension

RR/2022/693/L Hermitage Cottage, Stubb Lane, Brede Erection of a garden room within residential garden.

RR/2022/703/P Berachah, Northiam Road, Broad Oak, Brede Erection of single storey extension to rear and side of property and two storey extension to front of property.

Planning Permissions refused by Rother

RR/2022/814/P St Elmo, Cackle Street, Brede Erection of single storey rear extension & front porch

RR/2022/771/P Pathways, Northiam Road, Broad Oak, Brede Erection of new first floor and internal alterations.

RR/2021/2695/P Shearfold Cottage - Land adj, Stubb Lane, Brede 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)

Planning Appeals None

93 Items to note or for future planning meeting. Next planning meeting will be held when required.

With no further business, the meeting closed at 7.22pm