



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 7th November 2023 at 7.30pm at Brede Village Hall, Committee Room.

Present: Councillors S Hampson (Chair), J Allison, M Duffield, R Oliver and M Griffiths

230 Apologies for absence – Cllr G Olson

231 Disclosures of Interests – Cllr Allison for Application RR/2023/2136/P and appeal APP/U1430/W/23/3325694/2965

232 Minutes

The minutes of the following meeting were considered.

- a. Planning Meeting minutes from 24th October 2023 195/2023 - 200/2023. Cllr Griffiths proposed that the meetings be signed as a true record of the meeting, with one small amendment. This was seconded by Cllr Allison. All those present agreed.

233 Planning Applications for consideration

RR/2023/1899/P

Sant Roc, Cackle Street, Brede. TN31 6EA. Demolition of existing dwelling, large outbuilding and car port. Erection of 2 detached dwellings, associated landscaping and driveway provisions.

SUPPORT: Refusal

Scale, Dominance, Layout and Density. Overdevelopment of the area. Plot two dominates the plot with its height, it will be visible across the valley above other houses, particularly at night. The two proposed buildings are very close together, with two 2 storey houses replacing one bungalow. There is nothing similar in the area.

Effects on Listed Buildings. There are two listed buildings in close proximity one next door the other opposite. The proposed buildings are not in keeping with the listed buildings. The neighbouring property is also at risk damage from the earthworks required for the proposed plot one.

Effects on Trees and Wildlife. There has been no proper assessment to the effects on the wildlife. There will be considerable loss of trees and planting. Concerns about how the trees that are to remain will be protected during the building process and the proximity of tree roots to building foundations.

Impact on Character and Appearance of the area. Currently the layout of the area is typical rural ribbon development, single properties with large gardens. Two large properties with small gardens will give an urbanisation look.

Traffic and Parking issues. Egress from the site will be onto a fast stretch of road after a bend to the north. Particular concerns for the larger property at the back. Steep access may cause difficulties for emergency and delivery vehicles.

Close to development Boundary for Brede. The rear property appears to be on or slightly over the development boundary.

Overlooking and Loss of Privacy. The gardens and windows of proposed Plot 1 directly overlook the listed building to the south. The access road is the full length of the garden boundary to the north, which will impact on the tranquillity of a currently rural garden.

Within the AONB. The rock that the current building is on is an interesting feature of the landscape and possibly unique in the AONB. It will be partially destroyed by levelling, foundations and services. Development is not appropriate and could set a precedent for future development of this type within the AONB.

RR/2023/2019/O

York House, Pottery Lane, Brede. TN31 6HB. Certificate of lawfulness for proposed works to a listed building for the installation of solar panels to rear and side exterior flat roofs.

SUPPORT: Approval

Cllr Allison restated her interest and did not take part in the discussion or vote.

RR/2023/2136/P

Harrow View, Chitcombe Road, Brede, TN31 6EU. Alterations to include raising the roof line to allow for roof conversion; single storey side extension and refurbishment works.

SUPPORT: Approval

RR/2023/2142/TN

Sunbeam Farm, Udimore Road, Broad Oak TN31 6DG. The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017 – Under Regulation 5 of the code above BT intends to install fixed line broadband electric communications apparatus. Erection of a 1x10m light carrier pole.

For notification only. Noted

RR/2023/2171/P

Hoads Farm, Land Adj, Nothiam Road, Brede TN31 6EP. Erection of an agricultural workers dwelling to replace existing mobile home.

SUPPORT: Approval

234 Other Planning Matters:

Planning Applications received since publication of this agenda: None

Planning Permissions granted by Rother. None

Planning Appeals.

Cllr Allison restated her interest and left the room for this item

APP/U1430/W/23/3325694/2965. South View, Chitcombe Road, Broak Oak.

Erection of a timber framed cart house/carriage style double garage to front garden.

Councillors noted the appeal start, but did not wish to make further comments to the Secretary of State.

Planning Enforcement The enforcement list was noted.

235 Items to note or for future planning meeting. Next Planning meeting will be called when required.

With no further business, the meeting closed at 8.15pm

Signed _____

Date _____

Brede Parish Council