



BREDE PARISH COUNCIL

Minutes of Brede Parish Council Planning Committee held Tuesday 31st January 2024 at 7.30pm at Trinity Methodist Church Hall.

Present: Councillors S Hampson (Chair), M Chamberlain, M Duffield, R Oliver, M Griffiths, J Allison and D McDonald. Six members of the public

333 Apologies for absence – Cllr G Olson

334 Disclosures of Interests – None

335 Minutes

The minutes of the following meeting were considered.

- a. Planning Meeting minutes from 23rd January 2024 295/2023 - 300/2023. Cllr McDonald proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Oliver. All those present agreed.

336 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 parking.
Amended Plans.

SUPPORT: Refusal

Councillors considered the revised plans (up to those dated 30.01.2024) and agreed that there were no changes to their original reasons for recommending refusal, and would like all their original comments to be considered along with these additional comments:

Scale and Dominance, Layout and Density. The new buildings are nearly twice the size of the existing neighbouring building and considerably higher. The dominance of the new properties over the existing properties will have a significant impact.

Effects on Trees and Wildlife. There will still be considerable loss of trees and an impact on the wildlife, especially a badgers sett the wildlife survey failed to identify.

Impact on Character and Appearance of the area. The vertical weatherboarding is not in keeping with the existing buildings.

Overlooking and Loss of Privacy. The new properties still overlook all the other properties and the campsite, obscure glass will not mitigate this. The removal of so many trees will exacerbate this. The access road to both new properties goes the entire length of the neighbouring property and its garden, removing all privacy and peace.

Within the AONB. The development will involve cutting into the 'ROC' on which the currently bungalow is built, and the ROC itself is a feature of the AONB.

RR/2024/78/P

3 The Lea, Cackle Street, Brede, TN31 6DY. Erection of a double storey rear extension to create annex accommodation.

SUPPORT: Approval

337 Other Planning Matters:

Planning Applications received since publication of this agenda: None

Planning Permissions granted by Rother. None

Planning Permissions refused by Rother. None

Planning Appeals.

APP/U1430/W/23/3325694 - South View, Chitcombe Road, Broad Oak, Brede TN31 6EU

Erection of timber framed car house/carriage house style double garage to front garden

Appeal Dismissed.

Planning Enforcement. None

338 Items to note or for future planning meeting. None.

With no further business, the meeting closed at 8pm

Signed _____

Date _____

Brede Parish Council