



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 26th March 2024 at 7pm at Trinity Methodist Church Hall

Present: Councillors S Hampson (Chair), M Chamberlain, M Griffiths, M Wey, D McDonald, R Oliver, and J Allison

393 Apologies for absence – Cllrs M Duffield and G Olson

394 Disclosures of Interests – None

395 Minutes

The minutes of the following meeting were considered.

- a. Planning Meeting minutes from 27th February 2024 333/2023 - 338/2023. Cllr Allison proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Oliver. All those present agreed.

396 Planning Applications for consideration

RR/2023/2369/P

Robins Rest (formerly land adj Shearfold Cottage Stubb Lane TN31 6EH.)
Erection of day room, stable-style building, store and shed/store for use in connection with the mixed business and residential use of the land, together with the erection of fencing, gates and piers, installation of external lighting and drainage works.

SUPPORT: Refusal

The Application is unclear in details, particularly in regards to lighting, planting and drainage.

This appears to be overdevelopment of the site.

The lighting is too close to the neighbouring properties and will cause nuisance and light pollution. The specification is too bright for a domestic rural setting. Strict conditions will need to be set, if lighting is approved.

The stable building is too close to neighbouring properties, and intrusive. It will also restrict the turning circle for vehicles, particularly those coming to service the site, eg cesspit clearing and Portaloo emptying.

The septic tank is not a self contained unit, and it goes to surface drainage, but there is no surface drainage plan to prevent water run off going into neighbouring properties.

There are already concerns of non compliance with the current appeal conditions.

RR/2024/332/P

7A Reedswood Road, Orchard Cottage, Broad Oak, TN31 6DH. Proposed two storey rear extension and alterations. (alternative to planning permission RR/2023/2497/P).

SUPPORT: Refusal

This appears to be overdevelopment of the site, the two storey extension is too big.

There will be a loss of privacy for the neighbouring property, and shadowing caused by the extension, as the rear of 7A already protrudes beyond that of number 7.

RR/2024/392/O

Philomel, Furnace Lane, Broad Oak TN31 6ES. Certificate of lawfulness for the erection of an outbuilding and mounting of solar panels to the roof of same.

SUPPORT: Approval

397 Other Planning Matters:

Planning Applications received since publication of this agenda: None?

Planning Permissions granted by Rother.

RR/2024/78/P

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

Planning Permission Granted subject to conditions

Planning Permissions refused by Rother.

RR/2023/2480/O

Spelland Oast House, Goatham Lane, Broad Oak. TN31 6EY Certificate of lawfulness for the existing use of buildings for offices and meetings within use class E (Commercial Business and Service use), and for preparation of samples and servicing of plant and machinery within use Class E

Lawful Development Certificate refused

Planning Appeals. None

Planning Enforcement. None

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

With no further business, the meeting closed at 7.29pm

Signed _____

Date _____

Brede Parish Council