



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 4th June 2024 at 7.30pm at Trinity Methodist Church Hall

Present: Councillors M Griffiths, S Hampson, G Olson, M Wey, D McDonald, R Oliver, M Duffield and J Allison

82 Election of Planning Committee Chairman. Cllr Griffiths was proposed by Cllr Hampson and seconded by Cllr J Allison. There were no other nominations. All were in favour.

Resolved. Cllr Griffiths was elected as Chairman of Planning Committee. The Declaration of Office was signed

83 Apologies for absence – Cllr M Chamberlain

84 Disclosures of Interests – None

85 Minutes

The minutes of the following meeting were considered.

- a. Planning Meeting minutes from 14th May 2024 24/2024 - 29/2024. Cllr Oliver proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Hampson. All those present agreed.

86 Planning Applications for consideration

RR/2024/625/P

Broad Oak Lodge, Chitcombe Road, Broad Oak, Brede.
Demolition of existing outbuildings for the provision of one new 5 bed dwelling and one new 3 bed dwelling. All with associated proposed parking, landscaping and a new access for the proposed 3 bed.

Support: Refusal

Layout and Density. The layout of buildings is too dense for the context of the area.

Scale and Dominance The two storey building is too dominant for the rural setting and the neighbouring bungalows.

Highways concern: The new access is too close to a bend in the road. Sight lines will not be clear.

Effect on Trees and Wildlife. There is no up to date ecological survey, no consideration of the substantial newt population, no details of the biodiversity net gain, and the new access road is too close to the Black Polar with a TPO.

Drainage details have not been detailed, risks of contamination of wildlife and nature.

Inappropriate development in the fringe areas of a parish within the AONB, not in keeping with the current layout.

Could set a precedent for future developments of this type.

RR/2024/739/P Spelland Barn, Goatham Lane, Broad Oak, Brede. Proposed extension to existing outbuilding and conversion to form self contained annex for family member. Erection of garden room building on existing patio.

Support: Approval

RR/2024/764/P White Lodge, Chitcombe Road, Broad Oak Brede. Proposed detached garage.

Support: Refusal

Scale and Dominance. Too high and too large for the setting.

Impact on the Area: The proposed garage is forward of the building line, and inappropriate for the rural fringes of the Parish and the street scene

RR/2024/767/P Orchard Cottage, 7a Reedswood Road, Broad Oak, Brede. Proposed two storey rear extension and alterations, (alternative to planning permission RR/2023/2497/P).

Support: Approval

87 Other Planning Matters:

Planning Applications received since publication of this agenda: None

Planning Permissions granted by Rother.

RR/2024/565//P 24 Fieldway, Broad Oak, Brede. Proposed garage conversion, front entrance porch and single storey rear extension.

Planning Permission Granted subject to conditions

RR/2023/2171/P Hoads Farm, land adj, Northiam Road, Brede. Erection of an agricultural workers dwelling to replace existing mobile home.

Planning Permission granted subject to conditions.

Planning Permissions refused by Rother. None

Planning Appeals. None

Planning Enforcement. None

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

With no further business, the meeting closed at 8.14pm

Signed _____

Date _____

Brede Parish Council