



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 13th May 2025 at 7.30pm at Trinity Methodist Church.

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

424. Apologies for absence – Cllrs M Duffield, M Chamberlain and D McDonald

425. Disclosures of Interests – None

426. Minutes

The minutes of the following meeting were considered.

- a. Planning Meeting minutes from 25th March 2025 360/2024 - 365/2024. Cllr Hampson proposed that the minutes be signed as a true record of the meeting. This was seconded by Cllr Wey. All those present agreed.

427. Planning Applications for consideration

RR/2025/581/P

Tillingham View - land to North and North East, Broad Oak, Brede TN31 6EL. Outline application for proposed residential development to include 27no dwellings (use class C3) and associated parking, landscaping and drainage infrastructure with some matters reserved (except to access and layout) including the demolition of No 6 Tillingham View.

Support: Refusal

Councillors had a wide range of reasons for objecting, summarised here.

Access: The site, of which this is part, was originally allocated on the basis of access from A28 Northiam Road. Proposed access from Oakhill Drive/Tillingham View is unsuitable as the streets are already congested. The suggestion that the proposed 27 houses would only generate 14 traffic movements a day is unrealistic.

Density and Layout: Layout is too dense and untypical of the area. Little or no open spaces are proposed.

Insufficient visitor parking.

Layout is contrary to DG2 of the High Weald National Landscape Housing Design Guide. Dead ends/Cul de sacs are to be avoided in the design of new developments. This would be new Cul de sac being created within a current Cul de sac.

Range of Housing: Too many larger houses of 3-4 bedrooms, contrary to the current housing needs of the Parish, and not enough affordable housing. There does not appear to be a local needs assessment. There are currently 15 people with a connection to Brede on the Rother DC housing list.

Loss of privacy, particularly for the houses either side of the proposed entrance to the development which will also be affected by noise and fumes from the increased traffic. Loss of privacy for other houses

backing onto the new development especially those to the north of the site.

Severe effect on wildlife and biodiversity. Current surveys appear to only have been done in September, in the daytime and after the grass and scrub has been cut back. The biodiversity is very different at other times of the day/year. The Habitat Management and Monitoring Plan does not provide the required biodiversity gain.

Pressure on Local Infrastructure. Significant increase in the number of inhabitants will put further pressure on the already stretched Drs surgery and local school. Impact on services, particularly water supply, drainage and sewerage. The current main sewer goes under the proposed site and is currently not adequate. Localised flooding in the area from surface water drainage is already a problem, loss of green field will increase this problem.

RR/2025/586/P

7a Reedswood Road, Orchard Cottage, Broad Oak, TN316DH. Variation of condition 2 imposed on RR/2024/767/P to allow the addition of a Juliet balcony, replacing the first floor window within bedroom 1 in the approved extension.

Support: Approval

428. Other Planning Matters:

Planning Applications received since publication of this agenda: One for discussion at a later date.

Planning Permissions granted by Rother.

RR/2025/381/P

Spikes Island, Furnace Lane, Brede, TN31 6ES. Proposed rear extension and new pitch roof over existing dwelling to provide first floor living accommodation.

Planning permission granted subject to conditions

Planning Permissions refused by Rother. None

Planning Appeals. None

Planning Enforcement. None

429. Items to note or for future planning meeting. Next planning meeting will be on 27th May.

With no further business, the meeting closed 20.25pm

Signed _____

Date _____

Brede Parish Council