



BREDE PARISH COUNCIL

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The Hurst
Netherfield Hill
Battle
TN33 0LA

Councillors are summoned to attend a **Planning Meeting** of Brede Parish Council on **Tuesday 6th January 2026 at 7.30pm** in Trinity Methodist Church at which business as laid out in the agenda will be discussed subject to the standing orders of the Council.

Tracy Dixon,

Brede Parish Clerk and Responsible Finance Officer
Published 23rd December 2025

AGENDA

1. Apologies for Absence.

2. Disclosure of Interests - To receive any disclosure of interest by a Councillor or Officer of personal interests in matters on the Agenda, the nature of any interest and whether the member regards the interest as prejudicial under the terms of the Code of Conduct.

3. Minutes

The minutes from the following meetings will be considered.

- a. Planning Meeting minutes from 25th November 2025 199/2025 - 204/2025
- b. Planning Meeting minutes from 16th December 2025 248/2025 - 253/2025

RECOMMENDATION: To approve and sign the minutes as listed above.

**4. To ratify the comments submitted to Rother for the following plans
RR/2023/2369/P**

AMENDED PLANS/DESCRIPTION

Robins Rest (Formerly Land adj Sheafold Cottage), Stubb Lane, Brede TN31 6EH.

Replacement and relocation of static caravan and relocation of touring caravan. Erection of Day Room, additional stable-style building, shed, fencing, gates and piers. Installation of external lights and cesspool - all in connection with the mixed business and residential use of the land.

Support: Refusal

Scale and Dominance. The site has already been enlarged and developed over and above the scale that was approved by the Planning Inspector on 13.04.2023. The conditions attached to the Inspectors decision have not been complied with, specifically conditions 4, 5 & 6.

Layout and Density. The additional dayroom, mobile home, sheds and store buildings are overdevelopment of the site, are larger and taller than previously approved and are now visible to the neighbours. The proposed site layout does not accord with the layout approved by the Inspector [Appeal Decision para 28] with buildings now located close to the neighbouring properties. Despite the narrative in the planning statement, the site is used for commercial as well as residential activities. [see condition 4]. There are significant vehicle movements causing highway safety issues, traffic issues and noise at all times of the day.



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Lighting. The site is within the AONB and an area of dark skies. The current excessive lighting already disturbs both the neighbours and the local wildlife, bats, newts, birds etc.

Loss of privacy. There is a substantial loss of privacy for the neighbours and the site has had a considerable adverse effect on the community as a whole.

Impact on the Character of the area. The site is completely out of character with the neighbouring area.

Drainage. The site is within easy distance of the main sewer and therefore a cesspit or a Portaloo are not appropriate as neither are designed for permanent use. The proposed cesspit is too close to the neighbour's boundary and the fumes and gases released will be both harmful and unpleasant to the neighbouring residents.

RR/2025/1766/FULL

Meadow Cottage, Cackle Street, Brede TN31 6DX Retrospective application for the erection of a glasshouse

Support: Approval

RR/2025/1963/TPO

Wisteria Lodge, Udimore Road, Broad Oak, Brede TN31 6DG. T1 ASH.

Reduce Ash to just beyond previous pruning points 1.5m T2 Oak, Reduce one limb back into the shape of the oak by 2m. T3 Oak Reduce the crown by 2m and one very out of shape limb to the rest of the finished shape.

Support: Approval

RR/2025/2010/HOU

Woodend, Northiam Road, Broad Oak, Brede. TN31 6EP. Demolition of side and rear extensions/outbuildings and erection of new side and rear extension with new roof and loft conversion. Erection of single storey garage and new electric sliding gates to front boundary.

Support: Approval

5. To consider the following planning applications and any others received after this notice is issued.

**Application No.
RR/2025/581/P**

**Address
AMENDED PLANS/DESCRIPTION**

Tillingham View - land to the North & North East, Broad Oak, Brede. TN31 6EL.

Outline application for 29 dwellings (Use Class C3), including access and layout. All other matters reserved. Demolition of No 6 Tillingham View.

6 Other planning matters.
Planning Applications received since publication of this agenda
Planning Permissions granted by Rother.
Planning Permissions refused by Rother
Planning Appeals

7 Items to note or for future planning meetings.

Plans may be inspected online at: www.rother.gov.uk