



BREDE PARISH COUNCIL

Minutes of Brede Parish Council Planning Committee held Tuesday 6th January 2026 at 7.30pm at Trinity Methodist Church.

Present: Councillors S Hampson, M Wey, D McDonald, and J Allison and the Clerk.

254. Apologies for absence – Cllrs M Duffield, Griffiths and Hobson

255. Disclosures of Interests – None

256. Minutes

The minutes of the following meetings were 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

Cllr McDonald proposed that the minutes be signed as a true record of the meeting. This was seconded by Cllr Allison. All those present agreed.

257. To ratify the comments submitted to Rother for the following plans following the meeting on 16th December 2025.

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. **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

Cllr Hampson proposed that all the comments were ratified. This was seconded by Cllr Wey. All those present agreed.

258. Planning Applications for consideration

RR/2025/581/P

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.

Support: Refusal

Brede Parish Council upheld all its previous reasons for recommending refusal of this application and in addition it wished to add.

Concerns regarding the access. The increased traffic through Oakhill Drive and The Hawthorns, plus the lack of visitor spaces within the new development would increase the already difficult parking and access situation. There will be a considerable increase in the traffic turning onto an already busy A28.

This is still a new 'cul-de-sac' within an exiting cul-de-sac which is contrary to DG2 of the High Weald National Landscape Housing Design Guide which

states 'Dead ends/Cul de sacs are to be avoided in the design of new developments'

The density has increased by 2 houses, and the lack of open spaces/play areas within the development will have a severe impact to the houses surrounding it. The current houses in Tillingham Close will suffer considerably from overlooking/loss of privacy and sunlight.

There are concerns about the negative impact on the wildlife and flora and fauna in the area.

The sewer that runs across the area is known to be already at maximum capacity with documented historical issues around the A28 and the Furnace Lane pumping station. An additional 29 houses will put considerable strain on a system already not coping.

Concerns over surface water drainage. The lower (north east) end of the site already tends to flood with water draining in the gardens of existing houses beyond. The proposed development will inevitably exacerbate this. Permeable surfaces only work if they are maintained correctly.

This is an 11% increase on the size of the village and will put a considerable strain on the limited facilities and infrastructure.

RR/2025/1354/P

1 Oakhill Drive, Broad Oak, Brede TN31 6DT. Proposed self build dwelling

Support: Refusal

Brede Parish Council upholds all its previous concerns which were:

Loss of privacy for the existing property

Loss of daylight and overshadowing of the existing property

Forward of the Northiam Road building line

Overdevelopment of the site

Concerns about road safety, and the additional vehicles and manoeuvring lose to a junction and loss of parking space to accommodate the widened dropped kerb.

259. 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. None

Planning Enforcement. None

260. Items to note or for future planning meeting.

The next planning meeting will be called when needed.

With no further business, the meeting closed at 20.25pm.

Signed _____

Date _____

Brede Parish Council