



BREDE PARISH COUNCIL

Minutes of Brede Parish Council Planning Committee held Tuesday 16th December 2025 at 7pm at Brede Village Hall (Committee Room).

Present: Councillors M Griffiths, S Hampson, M Wey, D McDonald, N Hobson, R Oliver and J Allison, 12 members of the Public, Rother District Councillor N Gordon and the Clerk.

Comments made by Council at this meeting will be ratified at the next meeting due to the Agenda Meeting date being incorrectly published.

248. Apologies for absence – Cllrs M Duffield

249. Disclosures of Interests – None

250. Minutes

The approval of the minutes was deferred to the next meeting,...

251. Planning Applications for consideration

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

252. Other Planning Matters:

Planning Applications received since publication of this agenda:

RR/2025/581/P Tllingham View. A separate meeting will be called in January.

Planning Permissions granted by Rother.

RR/2025/1073/P White Lodge, Chitcombe Road, TN31 6EU. Proposed detached car port.

Planning permission granted subject to conditions

Planning Permissions refused by Rother. None

Planning Appeals. None

Planning Enforcement. The enforcement list was noted.

253. Items to note or for future planning meeting.

Next Planning meeting will be on 6th January at 7.30pm in Trinity Methodist Church Hall

With no further business, the meeting closed at 19.53pm.

Signed _____

Date _____

Brede Parish Council