



BREDE PARISH COUNCIL

Draft Minutes of Brede Parish Council Planning Committee held Tuesday 7th June 2022 at 7.30pm at Trinity Methodist Church

Present: Councillors L Nottage (Chair), S Hampson, C Apps, R Oliver, A Fotheringham, G Olson J Allison and the Clerk. Cllr C Maynard (ESCC) and 46 members of the public

82 Apologies for absence – Cllr M Wey

83 Disclosures of Interests – None

84 Minutes

The minutes of the following meetings were considered

- a. Planning Meeting minutes from 24th May 2022 7/2022 - 12/2022. Cllr Fotheringham proposed that the meetings be signed as a true record of the meeting. This was seconded by Cllr Oliver. All those present agreed.

85 Planning Applications for consideration

RR/2022/1277/P BREDE

Applegarth, Cackle Street, Brede TN31 6EA Single storey side extension.

SUPPORT: Approval

RR/2022/963/P BREDE

Old Manor House - land to the South of, Udimore Road, Broad Oak, Brede TN31 6DG Outline: Erection of 20 dwellings and associated parking.

SUPPORT: Refusal

Highway Safety. Visibility is poor, particularly to the South, there are already problems with the width of the road and large vehicles trying to pass each other. A further 20 houses with 43 parking spaces plus delivery and utility vehicles will pose serious problems and increased risk of accidents.

Settlement Boundary. This development is outside the development boundary. Its is currently a medieval field and an integral part of the village.

AONB. This development is not suited to the AONB

Layout and Density: This proposal, including style of housing, is not in keeping with the current rural setting of the Village.

Danger to Pedestrians: The current footpath is already steep, crumbling from damage caused by vehicles trying to pass and not wide enough for a mobility scooter or buggy. There is no other footpath available on the other side of the road. The new access will increase the footfall and use, and cause the gradient to be steeper and more dangerous.

Parking Provision. There is not enough overspill parking provided. 43 spaces for 20 houses, 2-5 bedrooms each, with

**no alternative road spaces available will cause dangerous parking in other areas of the village.
Setting a precedent. Allowing this development to take place will set a precedent for further building not in keeping with the current rural layout to be approved, both within this parish and in other areas outside development boundaries and within the AONB.**

86 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

87 Items to note or for future planning meeting. Next planning meeting will be Tuesday 28th June at 7.00pm in the Trinity Methodist Church Hall.

With no further business, the meeting closed at 8.38pm