



Planning Committee Meeting Minutes Monday 11 May 2015

Councillors in attendance: Elizabeth Brown (Chairman), Ann Arnold, Greg Carter, Val Farren, Peter Howland, Sue May, Mairi Rennie
Clerk: Kevin Jones

To Contact the Chairman: Elizabeth Brown
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To Contact the Clerk: Kevin Jones
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The Committee, newly constituted following the elections of May 7 undertook to elect a chairman and vice-chairman. The clerk invited nominations and Elizabeth Brown, being the only nomination accepted for chairman, was duly appointed. Ann Arnold, being the only nomination accepted for vice-chairman was also appointed.

1) **Representations from the Public** (10 mins)

Fourteen parishioners attended to voice representations to the committee about the application listed under 5i; all spoke against the application.

The grounds for the objections voiced may be summarised as:

- The building the applicant is proposing to demolish is not listed but it has historical associations to the site and origins dating back to the mid 1700's. It is fit for its current purpose as a dwelling and has been sympathetically extended.
- The application does not conform to the SDNPA Local Plan's Design Policy.
- The current building is quintessentially "West Sussex Downland" in style; the proposed building is not and would set bad precedent. None of the precedents submitted in support of the application are within the South Downs National Park.
- In style and scale the proposed building is out of keeping with neighbouring properties.
- The proposal would invade the privacy of the neighbouring Pond Farm
- The proposal would be highly intrusive from public footpaths
- The glazing content of the proposal is excessive
- Destruction of wildlife habitat

2) **Apologies for Absence:** None

3) **Declarations of Interest:** Elizabeth Brown declared a direct interest in item 5a as spouse of the applicant and occupier of Bracken Wood house. Ann Arnold and Mairi Rennie declared an interest in item 5f as neighbours of the applicant.

4) **Minutes of Last Meeting**

The minutes of the last meeting held on the **13 April 2015** were approved and signed as a true record.(Appendix A)

5) **Planning Applications – Inclusive of Weekly List to 28 April 2015**

a.)

| | |
|-----------------|------------------------------------|
| Case No: | SDNP/15/01334/LDE |
| Type: | Lawful Development Cert (Existing) |

| | | | |
|----------------------|--------------|----------------------|-------------|
| Date Valid: | 2 April 2015 | Decision due: | 28 May 2015 |
| Case Officer: | Derek Price | | |

Applicant: Mr Christopher Brown

Proposal: Use of the property known as Brackenwood Annexe as a separate dwelling house.

Location: Bracken Wood Annexe, Rake Hanger, Hill Brow, Rogate, GU33 7NP
Grid Ref: 479095 126344

Decision: To support the application.

b.)

| | | | |
|----------------------|------------------------|----------------------|-------------|
| Case No: | SDNP/15/01614/HOUS | | |
| Type: | Householder | | |
| Date Valid: | 7 April 2015 | Decision due: | 2 June 2015 |
| Case Officer: | Rafa Grosso Macpherson | | |

Applicant: Mr Kevin Brittain

Proposal: Proposed room in roof and front window.

Location: 81 Parsonage Estate, Rogate, West Sussex, GU31 5HL
Grid Ref: 480545 123676

Decision: No objection

c.)

| | | | |
|----------------------|-------------------|----------------------|-------------|
| Case No: | SDNP/15/01707/FUL | | |
| Type: | Full Application | | |
| Date Valid: | 1 April 2015 | Decision due: | 27 May 2015 |
| Case Officer: | Rhiannon Jones | | |

Applicant: Mrs Nermen Haba

Proposal: Variation of Condition 1 of planning permission SDNP/14/03566/FUL - change in the ridge height and roof pitch to allow for more insulation to meet BC regulations and to line gap for bat mitigation.

Location: The Summer House, At Durford Edge, Durford Wood, Rogate, West Sussex, GU31 5AW
Grid Ref: 477816 125544

Decision: No objection

d.)

| | | | |
|----------------------|--------------------|----------------------|-------------|
| Case No: | SDNP/15/01730/HOUS | | |
| Type: | Householder | | |
| Date Valid: | 9 April 2015 | Decision due: | 4 June 2015 |
| Case Officer: | Rhiannon Jones | | |

Applicant: Mr K Farren

Proposal: Single Storey front and Two Storey side extension.

Location: 1 Paddock Cottages, Nyewood Road, Rogate, Petersfield, West Sussex, GU31 5HT

Grid Ref: 480771 122558

Decision: No objection

e.)

| | | | |
|----------------------|--------------------|----------------------|--------------|
| Case No: | SDNP/15/01863/HOUS | | |
| Type: | Householder | | |
| Date Valid: | 16 April 2015 | Decision due: | 11 June 2015 |
| Case Officer: | Rhiannon Jones | | |

Applicant: Mr & Mrs White

Proposal: Erection of an oak framed garden room to rear elevation, reduction of door-set to rear elevation, replacement doors to side elevation and new wall off side elevation.

Location: The Hug House , Durleighmarsh, Rogate, West Sussex, GU31 5AY

Grid Ref: 478902 123519

Decision: No objection

f.)

| | | | |
|----------------------|--------------------|----------------------|--------------|
| Case No: | SDNP/15/01880/HOUS | | |
| Type: | Householder | | |
| Date Valid: | 16 April 2015 | Decision due: | 11 June 2015 |
| Case Officer: | Rhiannon Jones | | |

Applicant: Mr James Hargreaves

Proposal: To erect enclosed green oak framed porch.

Location: Restharrow, Fyning Lane, Rogate, West Sussex, GU31 5DQ

Grid Ref: 481547 124520

Decision: No objection

g.)

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|----------------------|-------------------|----------------------|--------------|
| Case No: | SDNP/15/01673/FUL | | |
| Type: | Full Application | | |
| Date Valid: | 17 April 2015 | Decision due: | 12 June 2015 |
| Case Officer: | Derek Price | | |

Applicant: Mrs Anna Somerville

Proposal: Resubmission of application (SDNP/14/05429/FUL) for a self-contained annexe linked to the house.

Location: Larch House , Rogate, Petersfield, GU31 5DH

Grid Ref: 481522 124664

Decision: The committee generally supports planning applications that make declared policies of “Care in the Community” feasible for families. With this in mind the committee was of the opinion that the original application (which was rejected) was more suitable for its intended purpose and that any permission should have a “no sub-division” condition attached.

h.)

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|----------------------|-------------------|----------------------|-------------|
| Case No: | SDNP/15/01545/LIS | | |
| Type: | Listed Building | | |
| Date Valid: | 26 March 2015 | Decision due: | 21 May 2015 |
| Case Officer: | Rhiannon Jones | | |

Applicant: Mr and Mrs J Connor

Proposal: Proposed single storey rear extension (garden room).

Location: Bundy Cottage , Nyewood Road, Rogate, West Sussex, GU31 5HS

Grid Ref: 480753 122698

Decosion: No objection

i.)

| | | | |
|----------------------|-------------------|----------------------|--------------|
| Case No: | SDNP/15/01901/FUL | | |
| Type: | Full Application | | |
| Date Valid: | 23 April 2015 | Decision due: | 18 June 2015 |
| Case Officer: | Vicki Colwell | | |

Applicant: Mrs I Abramovich

Proposal: Demolition of existing dwelling and erection of replacement dwelling (amended design to SDNP/14/02389/FUL). Alterations to, and erection of link extension between, two outbuildings.

Location: Goldring Farm, Harting Combe Road, Rogate, Petersfield, West Sussex, GU31 5DN

Grid Ref: 481094 126749

Decision: The committee unanimously opposed the application on the following grounds:

- The building the applicant is proposing to demolish is not listed but it has historical associations to the site and origins dating back to the mid 1700's. It is fit for its current purpose as a dwelling and has been sympathetically extended. A report by Chichester District Council Historic Buildings Adviser (as attached to planning application SDNP/14/02389/FUL) on the building it is proposed to demolish is tellingly not included in the Statement of Historic Significance. In that report the Historic Buildings Adviser states: “There are values beyond just the fabric of a building e.g. aesthetic, historic, architectural, communal etc.” The Adviser quotes from English Heritage Selection Guide, Domestic 1. Vernacular Houses: alterations and extensions a2may add to rather than detract from the significance of the building”.

Goldring Farm has no statutory protection but the Adviser, in the final paragraph states: “Goldring Farm should be considered a non-designated heritage asset under the terms of the National Planning Policy Framework, and its loss should be appropriately resisted.”

- **The application does not conform to the SDNPA Local Plan’s Design Policy which stresses the importance of a design fitting its context and enhancing the local sense of identity. The current proposal fails these requirements.**
- **The current building is quintessentially “West Sussex Downland” in style; the proposed building is not and would set bad precedent. None of the precedents submitted in support of the application are within the South Downs National Park.**
- **Goldring Farm is demonstrably valued by the local community witnessed by the public presence this evening. The building has historic significance and has been sympathetically extended. It was awarded the WSCC Building Design Award for the best and most harmonious extension to a historic building. The previous (withdrawn) planning application attracted 24 objections from local residents.**
- **In style and scale the proposed building is out of keeping with neighbouring properties. The application increases the building footprint from 150sqM to 250sqM and total floor space from 240sqM to 475sqM.**
- **The proposal would invade the privacy of the neighbouring Pond Farm**
- **The proposal would be highly intrusive from public footpaths**
- **The glazing content of the proposal is excessive and would compromise the SDNPA “Dark Skies” policy**
- **Destruction of wildlife habitat**

6) Planning Decisions – as listed on the Agenda were noted.

7) Date of Next Meeting

To confirm the date of the next **Planning Committee Meeting** which is scheduled to be held at **6.45pm on Monday 8 June 2015 at Rogate Village Hall Pavilion.**