



Planning Committee Meeting Minutes

Monday 14 September 2015

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

To Contact the Chairman: Elizabeth Brown
rakehanger2@aol.com

To Contact the Clerk: Kevin Jones
clerk@rogateparishcouncil.gov.uk

1) Representations from the Public (10 mins)

Members of the public may ask the Chairman of the Committee for permission to address the Committee.

Chris Sinclair addressed the committee in objection to item 5c.

Mrs D Montagu addressed the committee in support of her application item 5b.

2) Apologies for Absence: Greg Carter

3) Declarations of Interest

4) Minutes of Last Meeting

The minutes of the last meetings held on the **10 August 2015** were approved and signed as a true record. (**Appendix A**).

5) Planning Applications – Inclusive of Weekly List to 1 September 2015

a.)

Case No:	SDNP/15/03914/HOUS		
Type:	Householder		
Date Valid:	6 August 2015	Decision due:	1 October 2015
Case Officer:	Rafa Grosso Macpherson		

Applicant: Mr & Mrs N Heasman

Proposal: Single-storey rear extension.

Location: Hillview, West Street, Rogate, Petersfield, West Sussex, GU31 5HQ

Grid Ref: 480681 123747

Decision: Following a site visit, no objection.

b.)

Case No:	SDNP/15/03850/FUL		
Type:	Full Application		
Date Valid:	5 August 2015	Decision due:	30 September 2015
Case Officer:	Rafa Grosso Macpherson		

Applicant: Mr & Mrs D Montagu

Proposal: Replacement outbuildings following the demolition of existing outbuildings / sheds.

Location: Dangstein , Dangstein Road, Rogate, West Sussex, GU31 5BZ

Grid Ref: 482255 124443

Decision: No objection.

c.)

Case No:	SDNP/15/03980/LIS		
Type:	Listed Building		
Date Valid:	7 August 2015	Decision due:	2 October 2015
Case Officer:	Rafa Grosso Macpherson		

Applicant: Mr & 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

Decision: following a site visit: no objection.

d.)

Case No:	SDNP/15/03608		
Type:			
Date Valid:	11 August 2015	Decision due:	
Case Officer:			

Applicant: Newriver Retail Property Unit Trust No.4

Proposal: Conversion of ancillary accommodation to two semi detached dwellings, with a single storey side extension with rooms in roof space, and addition of two dormer windows to front, and two dormer windows to rear, and relocation of pub garden

Location: The Flying Bull Inn London Road Rake Liss Hampshire GU33 7JB

Grid Ref:

Rogate Parish Council Planning Committee objects to the proposal on the following grounds:

The Flying Bull has been identified as a "Community Asset" in the Rogate Parish Council draft Neighbourhood Plan.

The conversion of the current "Bed & Breakfast" accommodation into permanent residential dwellings will seriously affect the financial viability of the Flying Bull Inn.

There will be a direct and indirect loss of income to the business if this proposal is passed.

Car parking facilities for the public house will be reduced. With many public houses

struggling for financial viability RPC considers granting the application will quickly end the Flying Bull as a public house and community asset.

The applicant, NewRiver Retail Ltd, has acquired pub portfolios but has no experience of running or managing such establishments.

Its motivation for doing so is best expressed by the applicant itself:

"NewRiver has identified a number of value-enhancing development opportunities within the Portfolio, which could include residential new builds on surplus land, extension or part-conversion of pub assets for residential use and the build of new convenience stores on surplus land."

6) Planning Decisions – Inclusive of Weekly List to 28 July 2015

As listed on the agenda were noted.

7) Working Process For Rogate Parish Council Planning Committee (EB)

Following the trial use of accessing documentation on-line at the previous meeting it was decided to continue with paper documentation.

8) Date of Next Meeting

The date of the next **Planning Committee Meeting** is scheduled to be held at **6.45pm** on **Monday 12 October 2015** at **Rogate Village Hall Pavilion**.