



Councillors in attendance: Shon Sprackling (Chairman), Ann Arnold, Pauline Berrisford-Hill, Elizabeth Brown, Greg Carter, Val Farren, Peter Howland.

Clerk: Kevin Jones

To contact the Chair: Shon Sprackling
shon@rothervalleyorganics.com

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

1) Representations from the Public

Mark Brotherton, 41 Parsonage Estate, Sue May, 49 Parsonage Estate, and Ross Greenfield, 10 Hugo Platt addressed the committee on item 5a.) expressing numerous, detailed and reasoned grounds for opposing the application.

2) Apologies for Absence: Peter Button

3) Declarations of Interest: Shon Sprackling expressed an indirect interest in item 5b.), Peter Davey being a fellow farmer, friend and neighbour.

4) Minutes of Last Meeting

The minutes of the last meeting held on the **9 February 2015** were approved and signed as a true record.(Appendix A)

5) Planning Applications – Inclusive of Weekly List to 24 February 2015

a.)

Case No:	SDNP/14/06625/FUL		
Type:	Full Application		
Date Valid:	27 January 2015	Decision due:	24 March 2015
Case Officer:	Vicki Colwell		

Applicant: Hyde Housing

Proposal: Demolition of existing garages and erection of 5 homes with associated car parking and landscaping.

Location: Land West of 41 Parsonage Estate, Rogate, West Sussex, GU31 5HJ
Grid Ref: 480544 123598

Decision:

The Parish Council objects very strongly to the application on the following grounds:

1) Foul Drainage Problems

The Parsonage estate has a long documented history of foul drainage problems which are neither acknowledged nor addressed in the application. Further development will only exacerbate this distressing problem for the existing residents.

2) Overdevelopment

The application represents overdevelopment of the site resulting in the properties overlooking existing properties to an unacceptable extent, blocking natural daylight and eliminating privacy.

3) Access & Parking Provision

Access to the proposed development is very restricted and the proposed parking provision inadequate. Parsonage estate currently has inadequate parking provision for its existing dwellings and this proposal would reduce it further. The parking provision for the proposed development is in itself wholly inadequate. Thirty eight parking spaces would be lost and eleven provided. Seven of these are for the proposed five new properties, two reserved for disabled badge holders only, leaving two for the residents who currently have the benefit of the thirty eight existing.

4) Design & Visual Impact

The design is not in keeping with existing properties. It is out of scale and of excessive bulk.

5) Absence of Need

There is no known local need for dwellings of the proposed type. Where local need has been identified it is for accommodation for single people currently occupying properties designed for family occupation but currently having no alternative.

6) Local Opposition

For all of the reasons stated above the proposal has generated a lot of opposition from existing Parsonage estate residents and the Parish Council has received a petition containing 85 signatures against the application in addition to several individual opposing representations. Not a word in support has been received.

b.)

Case No:	SDNP/15/00596/FUL		
Type:	Full Application		
Date Valid:	9 February 2015	Decision due:	6 April 2015
Case Officer:	Vicki Colwell		

Applicant: Mr Peter Davey

Proposal: Proposed new farm building for winter housing of cattle.

Location: Tipsall Farm Building, Tipsall Lane, Rogate, West Sussex

Grid Ref: 479484 124450

Decision: No objection.

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

7) **Date of Next Meeting**

The next **Planning Committee Meeting** is scheduled to be held at **6.45pm** on **Monday 13 April 2015** at **Rogate Village Hall Pavilion**.