



Councillors in attendance: Chairman Elizabeth Brown (EB), Ann Arnold (AA), Nic Lobbenberg (NL), Sue May (SM) and Mairi Rennie (MR).

There were no members of the public in attendance.

Clerk: Debbie Harknett

Meeting started at 6.30pm.

Chairman: Elizabeth Brown
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CONTACT

Clerk: Debbie Harknett
clerk@rogateparishcouncil.gov.uk

- 1) **Recording of the meeting:** It was noted the meeting would not be recorded.
- 2) **Apologies for absence:** Val Farren (VF) and Rita Harrison-Roach (RHR).
- 3) **Declarations of interest:** None.
- 4) **Minutes of last meeting:**
The minutes of the last meeting held on 11th June 2018 were approved and signed as a true record.
- 5) **Planning applications –**

Case No:	SDNP/18/02761/FUL	Comments closing:	11 July 2018
Officer:	Derek Price	Applicant:	G. Wick
Location:	Wenham Barn, Wenham Manor, Durleighmarsh, Rogate GU31 5AY		
Proposal:	Retrospective approval for display of sign and erection of CCTV and security lighting pole.		
Comments:	<i>The Council had no objections to this application.</i>		

Case No:	SDNP/18/02762/ADV	Comments closing:	11 July 2018
Officer:	Derek Price	Applicant:	G. Wick
Location:	Wenham Barn, Wenham Manor, Durleighmarsh, Rogate GU31 5AY		
Proposal:	1 no. sign.		
Comments:	<i>The Council had no objections to this application.</i>		

Case No:	SDNP/18/02861/HOUS	Comments closing:	13 July 2018
Officer:	Raffa Grosso McPherson	Applicant:	Mr O'Mahony
Location:	The Coach House, London Road, Rake GU33 7PE		
Proposal:	Demolition of conservatory and replacement single storey extension, new entrance and porch to the existing front door.		
Comments:	<i>The Council had no objections to this application.</i>		

Case No:	SDNP/18/02899/HOUS	Comments closing:	18 July 2018
Officer:	Raffa Grosso McPherson	Applicant:	Mrs K. Phipps
Location:	Yew Trees, Fyning Lane, Rogate GU31 5EE		
Proposal:	Loft conversion.		
Discussion:	<i>A member of the public had submitted a letter of objection which was read to the Committee.</i>		
Comments:	<p><i>The Council objected to this application for the same reasons as the previous application. They considered:</i></p> <ul style="list-style-type: none"> ▪ <i>The plot is too small for the property of this size with the increase in roof height.</i> ▪ <i>The Velux windows are against the dark skies policy within the SDNP and Rogate is an especially dark area. While proposed frosted glass and sealing them shut may help with privacy it would not stop light pollution.</i> ▪ <i>Our Neighbourhood Plan wishes to preserve small properties within the village and this changes a 2-bed bungalow into a 3-bed/3 bathroom house.</i> ▪ <i>The property is in a sensitive part of the Fyning Lane Hamlet and is surrounded by listed buildings of considerable age.</i> ▪ <i>It would be an intrusion on neighbouring properties who have expressed concerns to the Council about the over powering nature of the planned building which will be an invasion of privacy, light pollution and light blocking. –</i> ▪ <i>The landscape checklist still appears misleading with various boxes being marked as n/a when they affect the application and the bat survey has found evidence of bats.</i> 		

Case No:	SDNP/18/03181/HOUS	Comments closing:	20 July 2018
Officer:	Raffa Grosso McPherson	Applicant:	Berg
Location:	Mon Avon, London Road, Rake GU33 7PQ		
Proposal:	Single storey rear extension, First floor terrace, roof extension and raised external patio.		
Comments:	<i>It was felt a site visit was necessary to understand the impact within the site.</i>		
Decision following site visit:	<i>The Council had no objections to this application.</i>		
Case No:	SDNP/18/03211/FUL	Comments closing:	26 July 2018
Officer:	Charlotte Cranmer	Applicant:	Ms S, Powers
Location:	Green Mead, Old Rectory, Rogate GU31 5EQ		
Proposal:	Retrospective proposal for alternative access track to serve the holding, the equestrian uses and the farm dwelling and associated landscaping.		
Comments:	<i>The Council had no objections to this application.</i>		
Case No:	SDNP/18/03289/FUL	Comments closing:	27 July 2018
Officer:	Louise Kent	Applicant:	Mr K. Freivokh
Location:	Mills Farm House, Mills Farm Road, Rogate GU31 5EQ		
Proposal:	Retrospective planning application for an animal shelter for alpacas.		
Comments:	<i>The Council had no objections to this application.</i>		
Case No:	SDNP/18/03392/HOUS	Comments closing:	30 July 2018
Officer:	Raffa Grosso McPherson	Applicant:	Mr T. Guttridge
Location:	Sandhill Farm Cottage, Nyewood Road, Rogate GU31 5HU		
Proposal:	Replace existing non bunded domestic heating oil tank with new bunded tank.		
Comments:	<i>The Council had no objections to this application.</i>		

6) **Planning appeal** as listed on the agenda was noted.

7) **Planning decisions** as listed on the agenda were noted.

8) **Chichester District Council change of supply of paper plans**

It was noted Chichester District Council are stopping supplying paper copies of plans from 1 October 2018. EB explained this had been suggested previously so we have already bought a screen but we are not sure how it will work as there were problems last time we tried. The Clerk expressed concern that paper plans are easier to look at, in large scale and offer the opportunity to read large documents prior to the meeting and while it may be cost saving for the DC it is likely to be additional cost to the PC. CDC are offering training – EB, AA and Clerk to attend on 22 August.

9) **Date of next meeting:** The next Planning Committee Meeting was scheduled to be held at 6.45pm on Monday 13th August 2018 at Rogate Village Hall Pavilion.

There being no further business the meeting closed at 7.20pm.

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Chairman

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Date