



Councillors in attendance: Chairman Elizabeth Brown (EB), Ann Arnold (AA), Val Farren (VF), Rita Harrison-Roach (RHR), Sue May (SM) and Mairi Rennie (MR).  
Clerk: Debbie Harknett

There were two members of the public and KOK in attendance.

Meeting started at 6.15pm.

**Chairman: Elizabeth Brown**  
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**Clerk: Debbie Harknett**  
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**1) Recording of the meeting:** It was noted the meeting would not be recorded.

**2) Representations from the Public:**

The owners of Dangstein explained their planning application and plans for a sustainable home. When the estate was divided in 2008 it was neglected, overgrown and in a poor state of repair - they bought the main house and garage cottage. During the last ten years the walled garden has been re-instated and repairs have been carried out on the stable block using wood from the estate. The existing house (built in 1936) has no architectural merit and replaced the original old stone house. They have spent the last ten years considering design and wish to replace the main house and move/replace the cottage uniting new contemporary buildings within the landscape and creating better connections to the stable and walled garden. The concrete exterior will contain lumps of the existing sandstone to match the existing buildings but with a contemporary feel. The roof has zinc sculpture forms to bring in light and to match the slate roof of the stable block. The cottage will be located at the top the drive that is now used so it can act more as a lodge cottage for security. Sustainability is very important and the house will be thermally efficient.

**3) Apologies for absence:** Nic Lobbenberg (NL).

**4) Declarations of interest:** None.

**5) Minutes of last meeting:** The minutes of the last meeting held on 10<sup>th</sup> December 2018 were approved and signed as a true record.

**6) Planning applications –**

Case No:	SDNP/18/06035/FUL	Comments closing:	7 January 2019
Officer:	Raffa Grosso McPherson	Applicant:	Mr & Mrs Montagu
Location:	Dangstein, Dangstein, Road Rogate GU31 5BZ		
Proposal:	2 no. replacement dwellings; New Country House and Relocated Lodge/Gatehouse. Proposed pool House and Composer's Pavilion in association with Hard and Soft Landscape and Garden Design.		
Discussion:	MR noted they had been unable to get the old house listed. EB felt the design proposals were in keeping with the current day and different age buildings should be represented in the village.		
Comments:	<i>The Council have no objections to this application but require blackout blinds to be fitted and used on all sky lights to protect the Dark skies within the South Downs National Park.</i>		

Case No:	SDNP/18/05652/HOUS	Comments closing:	7 January 2019
Officer:	Raffa Grosso McPherson	Applicant:	Mr A Lewis
Location:	Lower Barn, Durleighmarsh, Rogate GU31 5AX		
Proposal:	Alterations to existing outbuilding to form games room and home office.		
Comments:	<i>The Council have no objections to this application.</i>		

Case No:	SDNP/18/05899/HOUS	Comments closing:	11 January 2019
Officer:	Daniel Power	Applicant:	Mrs Heba
Location:	The Summer House, Durford Wood, Rogate GU31 5AW		
Proposal:	Detached double Garage with 1 no. dormer and 1 no. rooflight.		
Comments:	<i>The Council objected to this application as they considered the size, height and use of double French doors out of keeping with a garage and therefore question the purpose of the new building.</i>		

Case No:	SDNP/18/06095/HOUS	Comments closing:	14 January 2019
Officer:	Daniel Power	Applicant:	Mr Spencer Dove
Location:	The Old Coach House, Coldharbour Wood, London Road, Rake GU33 7JJ		
Proposal:	Proposed single storey side extension.		
Comments:	<i>The Council have no objections to this application.</i>		

Case No:	SDNP/18/06244/HOUS	Comments closing:	17 January 2019
Officer:	Daniel Power	Applicant:	Mrs K Phipps
Location:	Yew Trees, Fyning Lane, Rogate GU31 5EE		
Proposal:	Side and roof extension, change of use of loft space to create habitable accommodation. Various alterations and additions including changes to fenestration and removal of chimney. Demolishment of existing garage and outbuilding. Parking area lowered to create 3 no. parking spaces.		
Discussion:	<i>The Chairman noted that we have received copies of two objections letters in relation to this application. The shed has already been removed and the gravel laid.</i>		
Comments:	<p><i>The Council objected to this application for the same reasons as the previous applications. They considered:</i></p> <ul style="list-style-type: none"> <li>▪ <i>The plot is too small for the property of this size and increase in roof height.</i></li> <li>▪ <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></li> <li>▪ <i>Our Neighbourhood Plan wishes to preserve small properties within the village and this changes a bungalow into house.</i></li> <li>▪ <i>The property is in a sensitive part of the Fyning Lane hamlet that is surrounded by listed buildings of considerable age.</i></li> <li>▪ <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></li> </ul> <p><i>There was some concern that work has already been started on the parking area and that the shed (removed some time ago) is a temporary storage outbuilding so shouldn't form part of the ratio of old:new living accommodation.</i></p>		

Case No:	SDNP/18/06496/HOUS	Comments closing:	18 January 2019
Officer:	Daniel Power	Applicant:	Mr A Westmorland
Location:	Parsonage Farm House. North Street. Rogate GU31 5BH		
Proposal:	Erection of single storey 3 bay garage.		
Comments:	<i>The Council have no objections to this application.</i>		

Case No:	SDNP/18/06447/LDP	Comments closing:	30 January 2019
Officer:	Daniel Power	Applicant:	Mr & Mrs Lee
Location:	Barns House, Durford Wood, Rogate GU31 5AS		
Proposal:	Proposed Lawful Development Certificate for a ground floor rear extension and 2 no. garden buildings		
Comments:	<p><i>The Council did not consider it was appropriate for them to decide whether or not this is a lawful development.</i></p> <p><i>If it were a planning application the Council would object to the roof lights as they are against the dark skies policy within the SDNP (Rogate is an especially dark area) and they are not necessary in a garage.</i></p>		

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

8) **Date of next meeting:** The next Planning Committee Meeting was scheduled to be held at 6.45pm on Monday 11<sup>th</sup> February 2019 at Rogate Village Hall Pavilion.

There being no further business the meeting closed at 7.21pm.

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**Chairman**

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**Date**