



Meeting held by 'Zoom' audio conferencing due to ongoing Covid-19 situation.

Councillors in attendance: Chairman Steve Williamson (SW), Elizabeth Brown (EB), Zoe Macle hose (ZM), Elena McCloskey (EM), Gerard McCloskey (GM) and Mairi Rennie (MR). Clerk: Debbie Harknett

There were two members of the public (MOP) in attendance.

Meeting started at 6.30pm.

**Chairman: Zoe Macle hose**  
zoemacle hose@yahoo.co.uk

[www.rogateparishcouncil.gov.uk](http://www.rogateparishcouncil.gov.uk)

**Clerk: Debbie Harknett**  
clerk@rogateparishcouncil.gov.uk

- 1) **Recording of the meeting:** it was noted the meeting would not be recorded.
- 2) **Election of Chairman and Vice-Chairman** - to be done at the next meeting.
- 3) **Apologies for absence:** Ann Arnold (AA).
- 4) **Declarations of interest:** none.
- 5) **Minutes of last meeting:** The minutes of the last meeting held on 3<sup>rd</sup> August 2020 were approved as a true record for signing.
- 6) **Representations from the Public:** none at this time – it was agreed a MOP could speak later.

**7) Planning applications –**

Case No:	SDNP/20/03029/CND	Comments closing:	28 August 2020
Officer:	Louise Kent	Applicant:	Mrs P Eade
Location:	Rosedene, Fyning Lane, Rogate GU31 5DD		
Proposal:	Variation of condition 4 from planning application reference SDNP/16/04818/HOUS.		
Comments:	<i>The Council had no objections to this planning application.</i>		

Case No:	SDNP/20/03092/LDE	Comments closing:	28 August 2020
Officer:	Sam Muir	Applicant:	Mrs Franus
Location:	Beech Lodge, Bull Hill, Rogate GU31 5DL		
Proposal:	Existing lawful development certificate for a single storey guest accommodation ancillary to the main house consisting of a one bedroom unit with kitchen/living area and bathroom.		
Comments:	<i>The Council objected to both the existence of the structure (without planning permission) and its use as guest accommodation.</i>		

Case No:	SDNP/20/02967/HOUS	Comments closing:	31 August 2020
Officer:	Sam Muir	Applicant:	M Williams
Location:	Elbens, Fyning Lane Rogate GU31 5DD		
Proposal:	Rear/side single storey flat roof extension and replacement of all doors and windows		
Comments:	<i>The Council had no objections to this planning application.</i>		

**Representations from the Public:**

- 1) A MOP addressed the meeting in regards to the Laundry Cottage application. He reminded the meeting Dangstein Conservancy objectives are to improve the woodland as a natural and learning resource. After a series of refused planning applications, enforcement proceedings and a Judicial Review, these have generally been approved by an appeal Inspector, albeit for three years only.
- 2) The latest planning application being considered is prompted by the appeal Inspector ruling the processing of timber frames and products is not a forestry operation and therefore planning permission is required for change of use for the land for that purpose.
- 3) The difficulty is the land includes three buildings for which permission has only been granted under Permitted Development rules which exempt forestry buildings from full planning control and, therefore, public scrutiny and these buildings have not been authorised for commercial use.
- 4) Local residents were denied an opportunity to meaningfully comment on the 2015 permitted development application as rules effectively rubber stamp forestry buildings that meet qualifying criteria.
- 5) If this application is approved in its current form, the buildings used for these commercial purposes will remain without any consideration of the restrictive planning policies relating to new buildings in the National Park and their impact in terms of access, noise, tranquillity, visual impact and disturbance to residential amenity.
- 6) His advice to the Parish Council is to not recommend approval of the application to because:

- the buildings on the site in question are only authorised for forestry purposes;
- Development Management Policy SD39 only permits new buildings or structures in the Countryside for the purposes of forestry, not the proposed commercial non-forestry uses.

Case No:	SDNP/20/02616/FUL	Comments closing:	3 September 2020
Officer:	Heather Lealan	Applicant:	Mr P Cox
Location:	Dangstein, Laundry Cottage, Dangstein Road, Rogate GU31 5BZ		
Proposal:	Supplementary use of woodyard for processing timber for off-site use in timber frames and for secondary timber products.		

SW explained the planning application proposes two specific, supplementary wood processing activities to be undertaken on the application site, undertaken alongside existing lawful and consented timber processing:

- The shaping, cutting and testing of joints in timber so that it may later be used off-site on up to 6 timber-framed structures per year and
- The processing of timber products on up to 12 days per year

Concern was discussed:

- No information provided about the maximum size of buildings or items they would construct;
- No information provided about access to/from the public highway;
- Effect of increased traffic on small country lanes;
- Scale or scope unclear;
- Not ancillary to forestry but a commercial manufacturing operation;
- No limitation that timber has to be drawn from the site and not bought in;
- Noise, traffic and disturbance.

*Comments: The council objected to this planning application for four reasons:*

- 1) *The Inspector previously ruled that legitimate forestry activities did not extend to making timber frames etc as these were not 'ancillary' but 'separate processing' or manufacturing of products. The application seeks permission for these manufacturing activities on-site in the three existing buildings. But those buildings are only allowed to be there under permitted development for forestry activities not manufacturing. However, the buildings are not included in the current application. Hence application is incomplete and should be refused.*
- 2) *The Inspector recommended a planning application specifically to clarify the scale and scope of processing timber. The application states the number of structures to be manufactured a year and the number of days per year manufacturing. It does not define the size and type of those structures and products, nor does it limit the scope to only timber drawn from within the site. Hence the application is incomplete and should be refused.*
- 3) *The size and scope of the manufacturing operation is defined by limits that are un-enforceable without continuous observation.*
- 4) *The redline defines the area of the application does not include any access to the public highway for the manufactured products. Hence the application is incomplete and should be refused.*

Case No:	SDNP/20/03223/LIS	Comments closing:	8 September 2020
Officer:	Louise Kent	Applicant:	Mr G Pearce
Location:	Terwick Old Rectory, Rogate GU31 5EQ		
Proposal:	Removal of existing cement render from the entire South elevation and part of the West elevation to re-render with lime render.		
Comments:	<i>The Council had no objections to this planning application and commended the proposed work.</i>		

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

**9) Letter to SDNP** – our concerns with planning system

It was suggested to include enforcement, planning notices, government guidelines; thoughts to be sent to the Clerk for preparation of a draft letter for approval next month.

**10) Date of next meeting:** The next Planning Committee Meeting is scheduled to be held at 6.45pm on Monday 14<sup>th</sup> September 2020 via 'Zoom' video conferencing.

There being no further business the meeting closed at 7.12pm.

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**Chairman**

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**Date**