



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

Councillors in attendance: Chairman Zoe Maclehose (ZM), Elizabeth Brown (EB), Max Harwood (MH), Elena McCloskey (EM), Gerard McCloskey (GM) Mairi Rennie (MR) and District/County Councillor Kate O'Kelly (KOK).

Clerk: Debbie Harknett

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

Meeting started at 6.30pm.

Chairman: Zoe Maclehose

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Clerk: Debbie Harknett

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1) Recording of the meeting: It was noted the meeting would be recorded and the recording kept until minutes completed. *Post meeting note – recording didn't work.*

2) Representations from the Public:

- a) A MOP addressed the meeting to object to the planning application at Smugglers Copse on the grounds that a sizeable area of trees has been cleared without permission and the enforcement requirement new planting has not been adhered to therefore the Council should object to any planning application until enforcement has been completed. Concern that somebody has been living on the site and numerous activities have already been undertaken.
- b) ZM informed the meeting the council had carried out a site visit to Smugglers Copse this morning and thanked the applicant for her time showing them the site and explaining her proposals.
- c) Smugglers Copse applicant had submitted an email explaining her plans to keep the copse for everybody to enjoy with plans to plant more and diverse trees and confirmed the application is nothing to do with Dangstein conservancy applications though they do have a shared interest in the woods.

3) Apologies for absence: Ann Arnold (AA), and Val Farren (VF).

4) Declarations of interest: ZM in the Hambleton House applications.

5) Minutes of last meeting: The minutes of the last meeting held on 13th July 2020 were approved as a true record for signing.

6) Planning applications –

Case No:	SDNP/20/01796/FUL	Comments closing:	13 August 2020
Officer:	Rafa Gross Macpherson	Applicant:	Gille Tuite
Location:	Smugglers Copse, Borden, Milland		
Proposal:	Change of use from forestry to mixed use comprising forestry, production of forestry products, education and training courses and associated camping. Erection of barn for use for forestry, production of forestry products, education and training courses. Erection of toilet and shower building. Retention of roundhouse, framing bed, pizza oven, IBC and solar panel.		
Discussion:	<p>a) In response to a question KOK explained she was attending the meeting as an observer but explained planning enforcement is carried out by CDC for SDNP (who would be able to give a more definitive answer). As far as she is aware, when a planning application is submitted any enforcement proceedings are halted until the application is decided.</p> <p>b) The Council are aware the enforcement notice states the woodland was cut without permission and should be reinstated. The caravan, also part of the enforcement notice, has now been removed.</p> <p>c) Concerns were raised over the possibility the site use may not be limited to the proposed number of tents and access permitted for campervans/caravans. The applicant explained the maximum number of people attending a day course (for spoon making) was 8 with 3/4 people attending the week (chair making) course though there is no limit stated in the application. She confirmed the parking area would be gaps in the woodland, each for 2/3 cars and, because of onsite drainage, no permanent base would be necessary.</p> <p>d) While looking at the plans it was agreed they did not match what we were shown in the site visit today. The shower/toilet facilities on the plan are a single shed-like building which is not the two separate rustic structures onsite. The applicant seemed unaware why there was a difference. This coupled with a number of other discrepancies between the submitted application and the detail provided verbally during the site visit and meeting caused the council concern.</p> <p>e) The applicant explained the courses are run by a talented woodsman who looks after the chestnut wood which needs to be harvested and used. They (applicant and woodsman) operate on a barter system (he looks after the woodland and runs courses in exchange for provision of logs). The applicant further explained the woodsman needs to earn a small living from the woods and she has permitted him to live onsite when working; recently sleeping in a multi-use van but previously in a hut and caravan.</p>		

- f) Concern was expressed about the provision of additional onsite parking for attendees and associated traffic but it was acknowledged the lay-by and road are currently well-used by walkers' vehicles so a small-scale operation would have little impact.
- g) Concern was also raised about danger posed by fires, difficult access to water for the fire service and general safety of people visiting the site.
- h) Some councillors were divided over the decision but took into account the fact that the plans did not properly represent the applicant's desires for the site and adverse representation from local residents and others (both direct and via the planning website).
- i) Contrary to what is stated in the application, it was noted there are 'no entry signs' along the path barring public access; the site is untidy; there have been more building structures in the past (without permission) which have been removed and the SDNPA Rangers had raised concerns about loss of wildlife habitat.
- j) There were concerns about duplicating the Dangstein Conservancy application but the applicant had given reassurance there was no connection.
- k) EB reminded members the application is just outside our parish boundary in Milland.
- l) Although the council supported the preservation of old crafts and learning of new skills it was agreed the council did not want to vote against the enforcement and is unhappy about how the site could be policed and managed to restrict its use.

Comments:	<p><i>The Council objected to this application because:</i></p> <ul style="list-style-type: none"> ▪ <i>Lack of full compliance in relation to the enforcement notice;</i> ▪ <i>There are differences between the submitted application drawings and information provided by the applicant during our site visit and meeting;</i> ▪ <i>They are unable to see how any limit of use could be managed;</i> ▪ <i>They are aware of adverse representation from local residents and others and no supporting comments;</i> ▪ <i>Potential loss of and damage to a wildlife habitat;</i> ▪ <i>Access to water with significant potential fire risk.</i> <p><i>Should permission be granted against our recommendations we would like conditions:</i></p> <ul style="list-style-type: none"> ▪ <i>to ensure any camping/parking is only permitted in conjunction to woodland craft courses and can't be used independently;</i> ▪ <i>camping is limited to a maximum of 6 two-man tents (each accommodating one person) and does not include permission for caravans, camper vans or sleeping in vehicles;</i> ▪ <i>number of days activity and camping per year is limited.</i>
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7) The two MOP and KOK left the meeting during/after the discussion above.

Case No:	SDNP/20/02685/HOUS	Comments closing:	14 August 2020
Officer:	Sam Muir	Applicant:	Mr M Horn
Location:	Hale Common Cottage, Slade Lane, Rogate GU31 5BL		
Proposal:	Single storey extension to form boot room and replacement of french door to balcony.		
Comments:	<i>The Council had no objections to this application.</i>		

8) ZM handed the chairmanship to EB and withdrew from the meeting.

Case No:	SDNP/20/02938/LDP	Comments closing:	20 August 2020
Officer:	Sam Muir	Applicant:	Mr and Mrs B MacLehose
Location:	Hambleton House, Fyning Lane, Rogate GU31 5EE		
Proposal:	The erection of a detached garage to the South West of the property.		
Comments:	<i>The Council had no objections to this application.</i>		

Case No:	SDNP/20/02937/HOUS	Comments closing:	20 August 2020
Officer:	Sam Muir	Applicant:	Mr and Mrs B MacLehose
Location:	Hambleton House, Fyning Lane, Rogate GU31 5EE		
Proposal:	Conversion of part house, garage and car port to self-contained residential annex.		
Comments:	<i>The Council supported this application which fits with our neighbourhood plan suggestions.</i>		

9) **Date of next meeting:** The next Planning Committee Meeting is scheduled to be held at 6.45pm on Monday 17th August 2020 at Rogate Village Hall Pavilion.

There being no further business the meeting closed at 7.35pm.

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Chairman

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Date