



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

Councillors in attendance: Chairman: Zoe Maclehose (ZM), Elena McCloskey (EM), Gerard McCloskey (GM), Mairi Rennie (MR) and Max Harwood (MH) ex officio.

Minute taker: Trish Walker

There were five of the public (MOP) in attendance.

Meeting started at 7.00pm.

Chairman: Zoe Maclehose
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Clerk: Trish Walker
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- 1) **Recording of the meeting:** it was noted the meeting would not be recorded.
- 2) **Election of Chairman and Vice-Chairman –**
 - a) Zoe Maclehose was proposed as Chair by Mairi Rennie, seconded by Gerard McCloskey. There were no other nominations. It was resolved that Zoe Maclehose was re-elected Chair for the ensuing year.
 - b) Elena McCloskey was proposed as Vice-Chair by Gerard McCloskey, seconded by Max Harwood. There were no other nominations. It was resolved that Elena McCloskey was elected Vice Chair for the ensuing year.
- 3) **Apologies for absence:** Clerk.
- 4) **Declarations of interest:** none.
- 5) **Minutes of last meeting:** The minutes of the last meeting held on 17th August 2020 were approved as a true record for signing.
- 6) **Representations from the Public:** Three members of public spoke in objection to the planning application for Parrots, Fyning Lane. The following points were raised:
 - Concern about the size of the proposed roof space and the lack of detail about the soak away, in particular as the local soil is sandy.
 - The large amount of glazing which may impact on the SDNPA Local Plan Dark Sky policy
 - A number of trees have already been removed from the site, if any further trees are removed there could be a privacy issue for neighbouring properties.
 - The scale and impact of the proposed property is hard to define from the drawings.
 - Concerns the increase in mass of the new property may violate the requirements of the Local Plan, particularly as an old wood store appears to have been included in the calculations.
 - The proposed ridge height is 2 metres greater than the current property which is already visible from other properties.
 - The design seems to leave room for possible further development.

The agent for the applicant spoke in favour of the application and made the following points:

 - The Velux have timer controls to close the blinds to avoid light spill.
 - The larger areas of glazing have structures above designed to avoid up-spill of light.
 - It is anticipated there any planning permission granted will contain planning conditions to address any Dark Sky policy issues.
 - There is a lot of shrub and tree planting detailed in the landscape plan.
 - The increase in floor space is within the Local Plan requirements.

7) Planning applications –

Case No:	SDNP/20/01839/HOUS	Comments closing:	17 September 2020
Officer:	Louise Kent	Applicant:	Mrs J Tasker
Location:	Terwick Woodside, Dangstein Road, Rogate Sussex GU31 5BY		
Proposal:	Single storey side extension and side roof space extension.		
Comments:	<i>The Council had no objections to this planning application.</i>		

Case No:	SDNP/20/03623/FUL	Comments closing:	29 September 2020
Officer:	Charlotte Cranmer	Applicant:	Mr K Burke
Location:	Parrotts, Fyning Lane, Rogate GU31 5DJ		
Proposal:	Replacement dwelling after demolition of existing structures, including associated site works.		
<p><u>Discussion:</u> The members discussed the issues with the planning application and felt there was a necessity for a site visit before a decision can be reached.</p> <p>Concerns were also noted that the public notice of planning was not displayed in a position where it would be seen. This issue would be raised with CDC.</p> <p>The members decided to defer a decision until a site visit had been made.</p> <p>An extension for comments will be requested from CDC in the light of the above. If an extension is not agreed a further planning meeting will be arranged prior to 29 September 2020.</p> <p><u>Comments:</u> <i>While the Council would like to retain smaller properties in the village (in accordance with our Neighbourhood Plan) we appreciate this site is going to be developed and a larger property built on the plot. We do not object to this application but would like to ensure consideration is given to:</i></p> <ul style="list-style-type: none"> ▪ <i>Ridge height – to ensure it is within the permitted regulations.</i> ▪ <i>Access for lorries as both the drive to Parrotts and approach road are narrow.</i> ▪ <i>SDNPA Dark skies policy – the applicant has suggested installing automated blinds for the roof lights and, should planning permission be approved, we would like the installation of these to be a condition.</i> ▪ <i>We noted and appreciate the applicant's letter of 18/9/2020 and his confirmation the value of the privacy provided by the woodland and his intention not to remove large shrubs/trees.</i> 			

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

9) Date of next meeting: The next Planning Committee Meeting is scheduled to be held at 6.45pm on Monday 12th October 2020 via 'Zoom' video conferencing.

There being no further business the meeting closed at 7.45pm

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Chairman

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Date