



Meeting by 'Zoom' video conferencing due to ongoing Covid-19 pandemic.

Councillors in attendance: Chairman: Zoe Maclehose (ZM), Laura Craven (LC), Elena McCloskey (EM), Gerard McCloskey (GM) and Mairi Rennie (MR).

Clerk: Debbie Harknett

There were no members of the public in attendance.

Meeting started at 6.30pm.

Chairman: Zoe Maclehose www.rogateparishcouncil.gov.uk **Clerk: Debbie Harknett**
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- 1) **Recording of the meeting:** it was noted the meeting would not be recorded.
- 2) **Apologies for absence:** committee all in attendance.
- 3) **Declarations of interest:** none.
- 4) **Minutes of last meeting:** The minutes of the last meeting held on 4th January 2021 were approved as a true record for signing.
- 5) **Representations from the public:** none
- 6) **Planning applications –**

Case No:	SDNP/20/05534/PRE	Comments closing:	11 January 2021
NOTE: This is a pre-application, the parish council is not a statutory consultee at this stage			
Officer:	Charlotte Cranmer	Applicant:	Sky Hatchard
Location:	Land south of Recreation Ground, Bull Hill, Rake		
Proposal:	Demolition of existing stables, change of use of paddocks to small holding, conversion of barn to 1 bed annexe and erection of 1 no. dwelling.		

Comments:

The site is the middle one of six small fields/paddocks on the west side of Bull Hill south of Rake and well outside the residential area of Rake.

The Council consider this proposal out of keeping with the area and against our Neighbourhood Plan especially **Policy H2: Residential Development in the Open Countryside:**

All areas outside the Rogate Settlement Boundary are considered to be open countryside and residential development will be limited to replacement dwellings and extensions, except when one or more of the following criteria apply:

- a) *Sites Suitable for Development defined in Policy H6; or*
- b) *the development is a Rural Exception Site, the scale and location of which relates well to the existing settlements of Rogate, Hillbrow or Rake, thus providing affordable housing in perpetuity, possibly through a Community Land Trust, that meets a locally-identified need for such housing subject to viability and deliverability; or*
- c) *there is a demonstrated essential need to house a rural worker permanently either at or near their place of work. Such properties, if permitted, will be secured as rural worker housing in perpetuity; or*
- d) *where the residential development would represent the sensitive re-use of a heritage asset or would represent enabling development that ensures the retention and renovation of a heritage asset; or*
- e) *where the residential development would re-use existing redundant non-residential buildings and lead to an enhancement of the immediate setting; or*
- f) *where the residential development would be in accordance with NPPF Paragraph 55 enabling exceptional and innovative architectural designs;*

These exceptions do not over-ride other policies contained in the Plan.

- 7) **Date of next meeting:** The next Planning Committee Meeting is scheduled to be held at 6.30pm on Monday 8th February 2021 via 'Zoom' video conferencing.

There being no further business the meeting closed at 6.56pm.

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Chairman

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Date