



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

Councillors in attendance: Chairman: Zoe Maclehose (ZM), Laura Craven (LC), Elena McCloskey (EM) 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](http://www.rogateparishcouncil.gov.uk)

Clerk: Debbie Harknett

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- 1) It was noted the meeting would not be recorded.
- 2) Apologies for absence were received from Gerard McCloskey (GM) and Deirdre Walkling (DM).
- 3) There were no declarations of interest.
- 4) The minutes of the last meeting held on 29<sup>th</sup> March 2021 were approved as a true record for signing.
- 5) There were no representations from the public.

**6) Planning applications –**

Case No:	SDNP/21/04121/CND	Comments closing:	21 April 2021
Officer:	Raffa Grosso Mcacpherson	Applicant:	Janice Hall
Location:	Old Coach House, London Road, Hill Brow GU33 7PB		
Proposal:	Variation of condition no. 2 on SDNP/20/04121/HOUS to resize the window in the kitchen and move the master bedroom window from the side to the rear of the house.		
Comments:	<i>The Council supported this application and felt it makes a more balanced design.</i>		

Case No:	SDNP/21/01246/CND	Comments closing:	21 April 2021
Officer:	Raffa Grosso Mcacpherson	Applicant:	Janice Hall
Location:	Old Coach House, London Road, Hill Brow GU33 7PB		
Proposal:	Removal or Variation of Conditions - Conditions 2 and 4 of Planning Consent SDNP/20/04121/HOUS We wish to replace 5 windows - 4 on the rear (non-identical) and 1 on the front elevation with just 2 larger identical picture windows so that we have a view over our garden from our entrance hall. Due to haste in submitting plans, errors were made in checking the plans for correct window positions/sizes. (Having removed a 4th bedroom, this left a spare window on the front elevation. It also created a large entrance hallway with 4 different sized windows positioned in the centre of an open wall. Windows at rear to be 2 not 4 in word grain effect UPVC		
Comments:	<i>The Council have no objections to this application.</i>		

Case No:	SDNP/21/01329/CND	Comments closing:	21 April 2021
Officer:	Raffa Grosso Mcacpherson	Applicant:	Janice Hall
Location:	Old Coach House, London Road, Hill Brow GU33 7PB		
Proposal:	Variation of conditions 2 and 4 of planning permission SDNP/20/04121/HOUS to change windows to wood grain effect UPVC windows.		
Comments:	<i>The Council have no objections to this application.</i>		

Case No:	SDNP/21/01128/HOUS	Comments closing:	26 April 2021
Officer:	Louise Kent	Applicant:	M. Sampson & K. Rothery
Location:	The Old Chapel London Road Rake Rogate GU33 7P		
Proposal:	Re-roof and remodel existing garage to provide home office and studio space.		
Comments:	<i>The Council had no objections to new design and understand the need for home working due to the Covid-19 pandemic. They note the addition of three rooflights and wish to ensure they are considered in regards to the SDNP Dark Skies policy SD8.</i>		

Case No:	SDNP/21/00810/FUL	Comments closing:	21 April 2021
Officer:	Raffa Grosso Mcacpherson	Applicant:	Mr I. Newman
Location:	Land west of The Flying Bull, London Road, Rake GU33 7JB		
Proposal:	Erection of 7 no. dwellings (including 2 no. affordable units).		
<p><b>Comments:</b></p> <ol style="list-style-type: none"> <li>1) <i>The Council welcomed the development at this site included within Rogate and Rake Neighbourhood Development Plan (R&amp;RNDP) policy H6B.</i></li> <li>2) <i>They also welcome a development that includes affordable housing units. If possible they would like a permission requirement that the developer work with START (the Community Land Trust established in Rogate) to ensure the properties are available for people within the local community.</i></li> <li>3) <i>They accept that in order to achieve the affordable housing units and because the site straddles the border extending into Liss Parish the overall number of units is larger than those included solely within the R&amp;RNDP.</i></li> <li>4) <i>The single large detached house is a separate issue and may qualify as a 'NPPF Para 72' development but RPC is not qualified to decide. We note this house is well hidden from the road by the substantial earth bank which is going to be retained.</i></li> <li>5) <i>House design of all 6 units - it was considered a half-tile elevation would be more in keeping with the local area and the houses opposite.</i></li> <li>6) <i>Access to London Road is shown at a location that will conflict with the proposed West Sussex County Council Community Highways Scheme (CHS) for Rake (scheme details on RPC website).</i></li> <li>7) <i>In consideration of the CHS scheme, by enhancing the appearance of the neighbourhood and encouraging traffic to slow, the council would welcome planting of native blossom trees along the roadside/bank where possible.</i></li> <li>8) <i>The loss of two mature oak trees is not considered acceptable.</i></li> <li>9) <i>While the lack of provision for a footpath to the field at the rear (and hence to the children's playground) is not acceptable the developer has indicated a willingness to include the footpath in an amended site layout.</i></li> </ol> <p><i>Providing the above points are satisfactorily resolved the council supports this application and considers the additional properties will help contribute to a better sense of community in Rake.</i></p>			

Case No:	SDNP/21/00941/PRE	Comments closing:	27 April 2021
<i>Note this is a Pre-application and we are not statutory consultees at this stage</i>			
Location:	Bracken Wood, Rake Hanger, Hill Brow GU33 7NP		
Proposal:	Erection of a small number of houses.		
<p><b>Comments:</b> <i>The Council strongly object to this application. The proposed development site is a residential garden which extends into Rake Hanger, an SSSI and therefore should be protected and is considered unsuitable for residential development. The proposal is out of keeping with the area and against Rogate and Rake 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.</i></p>			

7) The next **Planning Committee Meeting** is scheduled to be held at **6.00pm on Monday 26<sup>th</sup> 2021** via 'Zoom' video conferencing.

There being no further business the meeting closed at 6.45pm.

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**Chairman**

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**Date**