



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 6.00pm.

Chairman: Zoe Maclehose

www.rogateparishcouncil.gov.uk

Clerk: Debbie Harknett

zoemaclehose@rogateparishcouncil.gov.uk

clerk@rogateparishcouncil.gov.uk

- 1) It was noted the meeting would not be recorded.
- 2) Apologies for absence were received from Deirdre Walkling (DM).
- 3) There were no declarations of interest.
- 4) The minutes of the last meeting held on 13th April 2021 were approved as a true record for signing.
- 5) There were no representations from the public.
- 6) Planning applications –

Case No:	SDNP/21/01065/HOUS	Comments closing:	10 May 2021
Officer:	Rebecca Perris	Applicant:	Mrs R. Fennell
Location:	Ivy Cottage, Canhouse Lane, Rake GU33 7JG		
Proposal:	Single storey side extension and rear extensions with roof terrace.		
Comments:	<i>The Council had no objections to this application. They considered the increase in size but felt it was in keeping with the size and scale of the plot and are pleased it remains a three-bedroom property.</i>		

Case No:	SDNP/21/01820/PRE	Comments closing:	21 April 2021
<i>Note this is a Pre-application and we are not statutory consultees at this stage</i>			
Location:	Woodbridge Heights, Rake Hanger, Hill Brow GU33 7NP		
Proposal:	Building of 2 no. detached dwellings on existing family property.		
Discussion:	There was much discussion about the site, its suitability for development, the Neighbourhood plan and setting a precedent. Four members of the committee agreed the comments (as below) with one member abstaining from the decision.		
Comments:	<i>The Council considered this pre-application and would object as the proposal is 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. The Council note the applicant's letter but do not consider the site is a development plot nor do they consider the proposed houses are exceptional; they considered this development to be double-layering of properties and an over-development of the site.</i>		

Case No:	SDNP/21/00981/FUL	Comments closing:	16 April 2021
Officer:	Derek Price	Applicant:	Mr N Heather
Location:	Fir Trees (previously Zurs), London Road, Hill Brow GU33 7PB		
Proposal:	Conversion of 3 no. outbuildings to form separate dwellings; main building to be retained as a dwelling, all for adults with learning disabilities (Class C3(b)).		
Comments:	<i>The council noted with thanks the additional information received from the owner in relation to the change of class to the 3 'annex' buildings. If permission is approved we ask that a condition is included that the 3 dwellings cannot be separately registered from the Zurs/The Firs property.</i>		

Case No:	SDNP/21/01352/HOUS	Comments closing:	19 May 2021
Officer:	Rebecca Perris	Applicant:	Dr. C. Sinclair
Location:	Laundry Cottage, Nyewood Road, Rogate GU31 5HS		
Proposal:	Installation of an air source heat pump to replace old oil central heating boiler, along with all necessary related plumbing changes (new ASHP matched hot water cylinder and radiators) to complete the works.		
Comments:	<i>The Council noted this householder application and agreed, as per the listed building application, they have no objections to the application.</i>		

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

8) The next **Planning Committee Meeting** is scheduled to be held at **6.30pm on Monday 10th May 2021** via 'Zoom' video conferencing.

There being no further business the meeting closed at 6.35pm.

.....
Chairman

.....
Date