



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 Gerard McCloskey (GM).

Clerk: Debbie Harknett

There were no members of the public in attendance.

Meeting started at 6.00pm.

Chairman: Zoe Maclehose

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Clerk: Debbie Harknett

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- 1) It was noted the meeting would not be recorded.
- 2) Apologies for absence were received and accepted from Mairi Rennie (MR).
- 3) There were no declarations of interest.
- 4) The minutes of the last meeting held on 28th June 2021 were approved as a true record for signing.
- 5) There were no members of the public present to make representation.
- 6) Planning applications –

Case No:	SDNP/21/03530/PRE	Comments closing:	11 August 2021
<i>Note this is a pre-application and we are not statutory consultees at this stage</i>			
Officer:	Louise Kent	Applicant:	SSE
Location:	Land West of Bull Hill Rogate West Sussex		
Proposal:	Retention of existing temporary compound area for parking and underground ducting material in association with SSEN scheme at Fernhurst to Fiveoaks for a further period of 18 months to include full reinstatement to original condition at the end of this period.		
Comments: The Parish Council strongly object to this application.			
<ol style="list-style-type: none"> 1) The hardstand and SSE's obligation to remove the hardstand SSE, as a public utility, did not require planning permission to install the hardstand because it was for essential works in the immediate vicinity. Presumably, permission is required for temporarily retaining because the essential works are no longer in immediate vicinity. SSE have a clear legal obligation to remove the hardstand and restore the area to agricultural land (The Town and Country Planning Act (General Development Order 2015 Class A Temporary Buildings and Uses)). We are convinced that SSE should comply with this obligation now, which we had been assured they would. 2) The impact on Rogate village from traffic The SSE traffic management plan rightly directs traffic onto the only reasonable access to the site (avoiding very narrow/unsuitable roads) and requires all lorries to access the site from the North which is a 6½-mile detour through the village via A272/B2070/Rogate Road. Proposed works continuing to Five Oaks some 27 miles further along the A272 would result in vehicles travelling further and further from the village and this access point. This increase in HGV traffic will affect villages/towns on the country roads along the route and is not an environmental solution. 3) The Rogate and Rake Neighbourhood Development Plan ("R&RNDP"). In addition to the SDNPA policies the policies of our R&RNDP apply therefore the characterising views defined in our R&RNDP are also relevant. <ul style="list-style-type: none"> ▪ View 7 is on Bull Hill / North Street exactly at the entrance to the hardstanding is significantly and adversely impacted. ▪ View 19 is also impacted as the view from the A272 approaching the village from the west. 4) Relevant SDNPA planning policies The key policies of the National Park are a presumption in favour of sustainable development set out in the NPF, a duty to have regard to National Park Policies and the great weight to be attached to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Under the Stafford Principle, if there is a conflict between these purposes the National Park Authority will give greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area. 			

We are of the opinion that the retention of the hardstanding, even on a temporary basis, would not enhance the natural beauty (and wildlife) of the area itself and the surrounding areas. It spoils many of the views from Bull Hill itself, the road beside it and other vantage areas including the South Downs Way (from near Buriton to Diding), Harting Down, Nyewood, stretches of the A272, properties to the East of Bull Hill etc.

5) Footpaths and bridleways

There is a Bridleway running directly along the rear of the SSE compound. There is a Bridleway and a Footpath running East on the other side of Bull Hill near Rogate Lodge. There is a Bridleway running North from Durleighmarsh Farm along with many others in the locality. The site is visible from all these rights of way. These problems are in addition to the visual impact noted under point 3 above.

6) Previous application for the site

Although the previous application SDNP/21/00246/FUL Retention of existing hardstanding for agricultural storage purposes was not made by the applicant it demonstrated the large strength of public opinion of the need to protect this strategic viewpoint within the SDNP.

We therefore consider this blot on our landscape should be re-instated as planned and an alternative site be located further along the 27-mile route to Five Oaks, possibly somewhere which is outside of the SDNP.

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

8) The next Planning Committee Meeting is scheduled to be held at **6.00pm on Tuesday 3rd August 2021** via Zoom video conferencing.

There being no further business the meeting closed at 6.34pm.

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Chairman

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Date