



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

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Clerk: Debbie Harknett

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- 1) It was noted the meeting would not be recorded.
- 2) There were no apologies for absence as all committee members were present.
- 3) There were no declarations of interest.
- 4) The minutes of the last meeting held on 12th July 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/21/03357/LIS & SDNP/21/03356/HOUS	Comments closing:	4 August 2021
Officer:	Charlotte Cranmer	Applicant:	Mr and Mrs Lomas
Location:	Sandhill House, Nyewood Road, Rogate GU31 5HU		
Proposal:	Partial conversion of existing coach house into office and ancillary accommodation.		
Comments:	<i>The Council had no objection to these planning applications but request any permission granted is conditioned to ensure development is in line with SDNPA Policy SD8 which aims to conserve and enhance the intrinsic quality of dark night skies.</i>		

Case No:	SDNP/21/03502/LIS & SDNP/21/03626/LIS	Comments closing:	4 August 2021
Officer:	Rebecca Perris	Applicant:	Mr G Pearce
Location:	Terwick Old Rectory, Rogate G131 5EQ		
Proposal:	Waterproofing to the cellar and associated works. Replacement of ceiling/floor structure and associated works.		
Comments:	<i>The Council had no objections to these applications.</i>		

Case No:	SDNP/21/03681/LDE	Comments closing:	25 August 2021
Officer:	Rafa Grosso Macpherson	Applicant:	Mr G Pearce
Location:	Land North-East of Coombe Hill, Coombe Road, Hillbrow		
Proposal:	Existing lawful development certificate for the use of part of Coombe Hill as a downhill mountain bike park operating as Rogate Downhill.		
Comments:	<p><i>The Council can confirm the site has been in operation for more than 15 years growing from a small number of runs to the current site which we consider to be a well run and popular activity within the South Downs National Park.</i></p> <p><i>The provision of parking facilities was welcomed as a transformation of the safety of site users and traffic in the vicinity of the site and therefore we consider its retention is imperative.</i></p> <p><i>While there is some concern around the bike trail crossing the 'Serpent trail' footpath we hope this can be addressed with awareness for cyclists and walkers as we understand everybody has to live together and respect each other's needs as footpaths also cross roads and bridleways.</i></p> <p><i>Should the lawful development certificate be issued we hope that it would be limited to the current opening times and numbers of attendees as well as including detail on how parking/traffic would be controlled.</i></p>		

Case No:	SDNP/21/03841/CND	Comments closing:	26 August 2021
Officer:	Derek Price	Applicant:	Mr N Heather
Location:	Fir Trees (formerly Zurs), London Road, Hillbrow 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)- Variation of condition 3 from planning permission SDNP/21/00981/FUL. The proposed lodges shall only be occupied by a person or persons entering into a tenancy agreement with a Registered Provider of Social Housing (or entity with similar powers) and who require specialist assistance to facilitate independent living and for no other purpose within Use Class C3 (residential dwelling).		
Discussion	This item was not on the agenda but has been discussed previously and the council did not consider it had enough knowledge about the differences between permission classes. Therefore, it was agreed to respond:		
Comments:	<i>The Council do not consider themselves suitably knowledgeable to comment on the difference in these permission classes and leave the decision to the experts but they would re-iterate that 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>		

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 Monday 13th September 2021** via Zoom video conferencing.

There being no further business the meeting closed at 6.30pm.

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Chairman

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Date