



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 27th September 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/21/04484/FUL	Comments closing:	21 October 2021
Officer:	S. Robinson	Applicant:	Mr Ian Newman
Location:	Land West of The Flying Bull, London, Road Rake		
Proposal:	Erection of 4 no. dwellings (including 1 no. affordable unit).		

Comments:

- 1) *The Council welcomed the development at this site included within Rogate and Rake Neighbourhood Development Plan (R&RNDP) policy H6B.*
 - 2) *They also welcome the affordable housing unit; if possible they would like a permission requirement that the developer work with START (the Community Land Trust established in Rogate) to ensure the property is available for a family within the local community.*
 - 3) *They are aware the site straddles the border extending into Liss Parish which has not included the site within their NP but we hope this revised plan will address their previous concerns.*
 - 4) *House design of all 4 units - it was considered a half-tile elevation would be more in keeping with the local area and the houses opposite.*
 - 5) *Access to London Road is shown at a location that conflicts with the West Sussex County Council Community Highways Scheme (CHS) for Rake (scheme details on RPC website and work currently in progress). The CHS implied pedestrian crossing coincides with the driveway entrance.*
 - 6) *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.*
 - 7) *The loss of two mature oak trees is not considered acceptable.*
 - 8) *We are pleased the new plan shows footpath access from London Road to the children's playground.*
- 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.*

Case No:	SDNP/21/04935/TCA	Comments closing:	26 October 2021
Officer:	Henry Whitby	Applicant:	Mrs V Henham-Barrow
Location:	Redwings, Red House Court, Rogate Sussex GU31 5H		
Proposal:	Notice of intention to crown reduce by 2 metres (all round) on 1 no. Copper Beech tree.		
Comments:	<i>The Council had no objections to this application.</i>		

Case No:	SDNP/21/03673/FUL	Comments closing:	1 November 2021
Officer:	Rebecca Perris	Applicant:	PHA Homes
Location:	East Lodge, East Street, Rogate GU31 5EA		
Proposal:	Replacement of existing timber cladding, main communal entrance door, 1 no. existing timber window, fascia and soffits including rainwater goods and door to the existing bin storage area.		
Comments:	<i>The Council had no objections to this application.</i>		

Case No:	SDNP/21/04775/LDE	Comments closing:	4 November 2021
Officer:	Piotr Kulik	Applicant:	Steve Othan
Location:	Brick Kiln Copse Farm, Bull Hill, Rogate GU31 5DL		
Proposal:	Existing lawful development certificate for the use of building as a dwelling for in excess of 4 years.		
Comments:	<p><i>The Council strongly objects to this lawful development application given the long planning and enforcement history with the applicant and site.</i></p> <p><i>We consider any residential use has been subject to 'deliberate concealment' which CDC enforcement, having visited the site during the claimed usage time, should be able to confirm.</i></p> <p><i>We note the applicants signed statutory declaration but seek clarification that other evidence is required and checked by the planning authority (over and above this self-certification) before consideration is given to the granting of any permission.</i></p> <p><i>Should this lawful development be approved it demonstrates the inadequacy of the planning system and appears to make mockery of enforcement whom we believe have been dealing with a case onsite for the last 14-years or more.</i></p>		

- 7) **Planning decisions** as listed on the agenda were noted.
- 8) **Planning enforcement** Clerk noted that concerns over buildings/activities are be reported through CDC website.
- 9) The next **Planning Committee Meeting** is scheduled to be held at **as required** via Zoom video conferencing.

There being no further business the meeting closed at 6.54pm.

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Chairman

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Date