

# Planning Working Group Comments

Tuesday 30<sup>th</sup> August 2022

ROGATE  
PARISH COUNCIL



Meeting held by 'Zoom' video conferencing starting at 6.00pm.

In attendance: Chairman: Zoe Maclehose (ZM), Elena McCloskey (EM), Gerard McCloskey (GM) and Mairi Rennie (MR).

There was one member of the public in attendance.

Clerk: Debbie Harknett

Chairman: Zoe Maclehose

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1) **Apologies for absence were received** from Laura Craven (LC).

2) **There were no declarations of interest.**

3) **Public representation:** The MOP addressed the meeting to express concern over the proposed agricultural track. She questioned why the track did not run parallel with the field edge – isolating part of the field would seem to be against good farming practice. She noted the field has functioned for years without the track and photos showing dust affecting the neighbouring property are from the recent extremely dry summer – the field is used for cattle in the winter (from November-March) when dust isn't a problem. Concern was expressed the track is to be used for 'pumpkin patch' and could lead to urbanisation of the field. There is a field with similar use and mud problems on the opposite side of the A272 but this is not subject to a similar planning application. She noted part of the cross section of the plan is missing from the SDNP website.

4) **The comments** from the meeting held on the 9<sup>th</sup> August 2022 were noted as correct.

5) **Planning applications –**

Case No:	SDNP/22/03695/APNR	Comments closing:	13 September 2022
Officer:	Louise Kent	Applicant:	W.A.Davey & Son
Location:	Field West of The Dower House, Fyning Lane to Terwick Lane, Rogate GU31 5EG		
Proposal:	Proposed agricultural track.		
Discussion:	<p>ZM noted she and LC attended a site visit with the landowner who explained the plans, his aim to reduce dust affecting the nearby property and reduce run-off by being able to plough the field in a different direction. The farmer acknowledged the straight line of the proposed track cut off a small part of the field and they witnessed dust caused by a tractor.</p> <p>The original application was refused before the council had the chance to consider and this revised application is for a narrower track following the planning officers refusal on the grounds the track was over-engineered.</p> <p>The owner has confirmed the note within the planning documents referring to a 'agricultural building' was a mistake – it was within the standard back page of the agents document and had since been corrected – there is no plan for any building.</p> <p>ZM reminded the meeting that we consider the current application and cannot second guess what may occur in the future. She noted there is currently one public comment online which is in favour of the application.</p>		
Comments:	<p><i>The Council have no objections to the agricultural track to allow better access for caring for the over-wintering of cattle while improving the run-off from the field and reducing dust for the neighbouring property. However, they ask permission is restricted to agricultural use and the tracks existence can't be used to strengthen any later application for further development thereby preventing urbanisation of the field.</i></p>		

The MOP left with thanks.

Case No:	SDNP/22/03292/FUL	Comments closing:	2 September 2022
Officer:	Louise Kent	Applicant:	Ms P Keeley
Location:	Coldharbour Park Farm London Road Rake Rogate West Sussex GU33 7JJ		
Proposal:	Location of 4 no. shipping containers for storage.		
Comments:	<i>The Council objected to this application and consider the shipping containers are out of keeping in the rural landscape and believe that any commercial use would clearly result in an increase in traffic.</i>		

Case No:	SDNP/22/03447/HOUS	Comments closing:	22 September 2022
Officer:	Lauren Cripps	Applicant:	Mr C Voyantzis
Location:	Old Fyning House A272 From Fyning Lane To Terwick Lane, Rogate GU31 5EF		
Proposal:	Proposal: 1 no. garden shed.		
Comments:	<i>The Council have no objection to this application and consider the shed is aesthetically pleasing within the environment. However, they are disappointed the application is retrospective (with the shed being erected last year) and note that it should be classified as such.</i>		

Case No:	SDNP/22/03737/HOUS	Comments closing:	20 September 2022
Officer:	Lydia Jeram	Applicant:	Mrs E Pengelly
Location:	Oakdown, Durford Wood, Rogate GU31 5AS		
Proposal:	Replacement of existing conservatory.		
Comments:	<i>The Council have no objections to this application but ask that permission is conditioned to ensure the development is in line with SDNPA Policy SD8 which aims to conserve and enhance the intrinsic quality of dark night skies.</i>		

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

There being no further items the meeting closed at 7.08pm.

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**Chairman**

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**Date**