

# Planning Working Group Comments

Monday 7<sup>th</sup> November 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).  
Clerk: Debbie Harknett

There were no members of the public in attendance.

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Chairman: Zoe Maclehose                      [www.rogateparishcouncil.gov.uk](http://www.rogateparishcouncil.gov.uk)                      Clerk  
[zoemaclehose@rogateparishcouncil.gov.uk](mailto:zoemaclehose@rogateparishcouncil.gov.uk)                      [clerk@rogateparishcouncil.gov.uk](mailto:clerk@rogateparishcouncil.gov.uk)

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- 1) **Apologies for absence were received** from Laura Craven (LC).
- 2) **There were no declarations of interest.**
- 3) **Public representation:** none.
- 4) **The comments** from the meeting held on the 17<sup>th</sup> October 2022 were noted as correct.
- 5) **To consider/approve reviewed:**
  - a) Planning Committee/Working Group terms of reference
  - b) Planning application consideration guidance
  - c) Planning tree consideration guidance
  - d) Planning site visit protocolIt was agreed these can all be passed to Full Council for approval.

## 6) Planning applications –

Case No:	SDNP/22/04324/HOUS	Comments closing:	21 November 2022
Officer:	Louise Kent	Applicant:	T&C Aeschliman
Location:	Wakeham Lodge, Terwick Hill, Rogate GU31 5EJ		
Proposal:	Two storey side extension following demolition of existing single storey. Internal alterations and new landscape layout.		
Comments:	<i>The Council have no objections to this application which they consider to be a sensible and sympathetically considered design.</i>		

Case No:	SDNP/22/04695/HOUS	Comments closing:	24 November 2022
Officer:	Louise Kent	Applicant:	Mrs S Jones
Location:	Applegarth, Fyning Lane, Rogate GU31 5DD		
Proposal:	Extensions and alterations to existing dwelling.		
Comments:	<i>The Council understand the need to update the property and are pleased pre-app advice was sought. While they have no objections to the proposed extension in order to maintain the privacy of the neighbour they would like the size of the proposed balcony reduced so that it no longer spans the full width of the property but is limited to the width of the French doors.</i>		

Case No:	SDNP/22/04782/FUL	Comments closing:	29 November 2022
Officer:	Nicola Martin	Applicant:	Mr I Newman
Location:	Land West of Flying Bull, London Road, Rake		
Proposal:	Erection of 2 no. dwellings.		
<p><b>Comments:</b></p> <p>1) <i>The Council welcomes the development at this site included within Rogate and Rake Neighbourhood Development Plan (R&amp;RNDP) policy H6B but are disappointed there is no affordable housing within the site.</i></p> <p>2) <i>They are aware the site straddles the border extending into Liss Parish which has not included the site within their NP but hope this revised plan will address their previous concerns.</i></p> <p>4) <i>In consideration of the recently completed Rake Community Highways Scheme that has enhanced the appearance of the neighbourhood to encourage traffic to slow, the council would welcome planting of native blossom trees along the roadside/bank where possible.</i></p> <p>5) <i>Our only concern is the inclusion of a footpath through the site to provide a safe route from London Road to the much-used children's playground behind at Rake Recreation Ground - this is <u>very</u> important to the Council. It is unclear on the drawings that this has been included on these revised drawings and we seek clarity of its existence/location.</i></p> <p>6) <i>The council understands drainage concerns have been addressed by the applicant. The Council supports this application and considers the additional properties will help contribute to a better sense of community in Rake.</i></p>			

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

There being no further items the meeting closed at 6.58pm.

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**Chairman**

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**Date**