



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

Parish Councillors in attendance: Chairman Zoe MacLehose (ZM), Laura Craven (LC), Max Harwood (MH), Elena McCloskey (EM), Gerard McCloskey and Mairi Rennie (MR).

There was one members of the public (MOP) in attendance.

Clerk: Debbie Harknett

Chairman: Zoe Maclehose

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- 1) **There were no apologies for absence as everybody was in attendance.**
- 2) **There were no declarations of interest.**
- 3) **The comments** from the meeting held on the 19th December were noted as correct.
- 4) **Public representation:** A MOP reminded the meeting of the significant planning history of the woodlands at Laundry Cottage which culminated in the 2018 planning application to allow the diverse activities described in the current application. The application was rejected by the PC and refused by SDNPA but, in 2019 was allowed at appeal for a temporary period of three years to allow the activities to be monitored so their impact could be properly assessed. The three-year period has lapsed and the application for permanent continuation is based on Covid restrictions denying an opportunity to fully implement the proposals. Pre-application advice states '*Officers are unlikely to agree to permanent uses at present as the development previously allowed has not been fully implemented and therefore there has not been an opportunity to assess the potential harm to landscape character and neighbour amenity.*' To permit untested and unimplemented activities, contrary to the appeal Inspector's binding decision would be to deny the Parish Council, local residents and the SDNPA the opportunity to properly monitor their impacts. Since then, consent for an application for very similar activities at nearby Smugglers Copse has been approved. He urged the PC not to support the application.

The MOP left with thanks.

5) Planning applications –

Case No:	SDNP/22/05605/FUL	Comments closing:	18 January 2023
Officer:	Richard Elder	Applicant:	Mr P Cox
Location:	Dangstein, Laundry Cottage, Dangstein Road, Rogate GU31 5BZ		
Proposal: The continued use of land for forestry and woodland management, and use of land for recreation, education for life long learning and tourism. The provision of 4 camping pitches and the erection of 4 overnight shelters, a community shelter, composting toilet and washroom. Replacement visitor parking area and new footpath between proposed parking area and facilities. The continued of use of land at Rogate for the Elfwoods Community as set out in Planning Appeal APP/Y9507/W/18/3194790, seeking permanent permission to continue its community benefit programmes			
Comments: <i>Rogate Parish Council strongly object to the granting of permanent permission and consider this application is premature. Covid restrictions have prevented the opportunity for the site to operate in the way described in the allowed appeal and structures have not yet been fully constructed. Therefore, the potential harm to landscape character and neighbour amenity has not been fully impacted.</i> <ul style="list-style-type: none"><i>There is a lack of clarity over stability of the operation of the site which appears to have changed from Dangstein Conservancy, Elfwoods, Artisans in Wood. None appear to be registered charities nor are there any obvious connections/benefit to the local community. Planning permission is linked to the site and not to the applicant so granting permanent tourism and leisure uses on the site does not limit nor restrict the development to that currently specified by the applicant but opens the door to many more potential facilities, more development and more trips and parking demands.</i>			

- *Circumstances have changed in the recent years. It is essential the cumulative impact of each and every one of the proposed activities are fully justified and those that are deemed to remain appropriate in changed circumstances should be thoroughly assessed over a three-year period.*
 - *Since this temporary permission was granted an application for very similar activities at nearby Smugglers Copse has been approved along with permission for a camp site at Clarefield Copse (3 miles away).*
 - *Neighbours (about 40 houses are close to the boundary of the site) have been impacted by disturbance, intrusion and the damaging of property not belonging to the site.*
 - *Site access is inappropriate for a venture of this type. The site has only one access from the public highway – the shared access to Dangstein Road which is for visitors to Laundry Cottage. The access point near to the phone box at the top of Fyning Lane was created without permission and, we understand, has been a matter for discussion with planning enforcement and the owner was due to remove it.*
 - *Dangstein Road and Fyning Lane are both narrow single-track lanes with no dedicated passing spaces and no pedestrian facilities making them dangerous to road users, pedestrians, horse riders and cyclists. Lorries accessing the woodyard and traffic to site activities are exacerbating these dangers and the significant pothole problem in the lane.*
 - *There is no sustainable travel to site which relies on vehicular traffic - there is only one bus a day (Mon-Sat) running nearby.*
 - *Fire risk has increased which was highlighted during last year's very hot/dry summer. Proposed use of open fires is a risk to the woodland neighbourhood and there was no obvious fire risk assessment within the application documents.*
 - *There is no requirement for use of kiln dried wood (as required on wood-burning stoves) and burning green wood is environmentally damaging and not sustainable.*
- Rogate Parish Council would like the application to be refused; to permit untested and unimplemented activities, contrary to the appeal Inspector's binding decision, would be to deny the Parish Council, local residents and the SDNPA the opportunity to properly monitor their impacts.*
- *As a minimum, we request an extension to the 'temporary' permission be granted for a further three-years to allow those fully justified activities that are deemed to remain appropriate and all permitted structures to be constructed.*
 - *Potential harm to the landscape character and neighbour amenity be properly monitored for a three-year period without covid restrictions to establish whether the proposed conditions can be effectively enforced.*
 - *Detail of regular monitoring by an external body during a three-year period to be shared with Rogate Parish Council.*

MH left.

Case No:	SDNP/22/05332/FUL	Comments closing:	16 January 2023
Officer:	Derek Price	Applicant:	Miss P Keeley
Location:	Coldharbour Park Farm, London Road, Rake GU33 7JJ		
Proposal:	Change of use to house of multiple occupancy 10 bedrooms, retrospective.		
Comments:	<i>The council were disappointed this application was retrospective and note there is no sustainable travel (buses) to the site. While they have no objections to the change of use they would like a condition of any permission that occupants are connected to the sites' equine business thereby preventing additional traffic movements.</i>		

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

7) Next Planning Working Group meeting to be held as needed via zoom video conferencing.

There being no further items the meeting closed at 7.20pm.

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Chairman

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Date