



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

Parish Councillors in attendance: Chairman Zoe MacLehose (ZM), Adrian Collins (AC), Mike Galley (MG), Max Harwood (MH), David Seddon (DS) and Angie Simonds (AS).

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

Clerk: Debbie Harknett

Chairman: Zoe Maclehorse

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**1) It was noted the meeting would not be recorded.**

**2) Apologies for absence** were received from Laura Craven (LC) and Elena McCloskey (EM).

**3) Declarations of interest were** received from AC in relation to Wenham Holt Nursing Home application as he is a neighbour and the Clerk in Terwick Copse as her husband works for the greenhouse installation company.

**4) Public representation –** the owner of Terwick Copse addressed the meeting to explain their previous application had been for the major refurbishment of the house and, having now obtained permission, they wanted to move onto the second phase. Materials would be of good quality and no trees would be removed as part of these works. They want a garage in a different location and the flat roofed part of the existing garage had been removed with remaining pitch roof section being retained for storage. The greenhouse would be screened by an existing hedge.

**5) The comments** from the meeting held on the 2<sup>nd</sup> October 2023 were noted as correct.

**6) Planning applications –**

Case No:	SDNP/23/04336/HOUS	Comments closing:	21 November 2023
Officer:	Louise Kent	Applicant:	Atkinson
Location:	Terwick Copse, Fyning Lane, Rogate GU31 5DD		
Proposal:	1 no. garage and 1 no. greenhouse.		
Comments:	<i>The Council had no objections to this application.</i>		

The MOP left with thanks.

Case No:	SDNP/23/03704/FUL	Comments closing:	13 November 2023
Officer:	Nicola Martin	Applicant:	Barchester Healthcare
Location:	Wenham Holt Nursing Home, London Road, Hill Brow, Liss GU33 7PD		
Proposal:	Demolition of the existing 44-bedroom nursing home and construction of a new care home together with associated works including parking, landscaping, drainage works and alterations to internal access road.		

Discussion

- AC addressed the meeting as a neighbour of Wenham Holt explaining he supported the application to create a viable care home but had reservations about the access. He explained the county boundary runs through the site with the access road being in Rogate/West Sussex while the building is in Liss/East Hampshire. He noted there had been accidents at top section of the road and his property had also suffered from a tree falling from the site. He then withdrew from the discussion.
- AS reported she and the Clerk attended a site visit with Liss PC and a representative from Barchester Healthcare who had answered a lot of questions.

Comments:

*Rogate Parish Council support the creation of a new nursing home and wouldn't want another closed nursing home as there are already four vacant along this road.*

*The Council are however concerned about the access road and consider the increase in capacity will generate more traffic which hasn't properly been considered.*

*The Council appreciate the existing home grew over time but understand the road remained unchanged and there have been several accidents at the top section.*

*Current plans widen the road where it becomes two-way at the bottom section but there is no change to the top section of the road which narrows to a single lane by the adjacent property. While we generally applaud the retention of trees we do not consider the trees at the top of the drive should be retained if they prevent widening of the access road along its full length.*

*We trust that WSCC will be duly consulted about the appropriate lines of sight for the entrance onto the very busy B2070.*

*We note there is no reference to illuminated advertising signage in the planning documents. We assume therefore, the existing sign will remain the same size, positioning and level of illumination and that any change in the future will require separate approval.*

AC and AS left with thanks.

Case No:	SDNP/23/03429/FUL	Comments closing:	9 November 2023
Officer:	Louise Kent	Applicant:	Rogate Village Hall Committee
Location:	Rogate Village Hall, North Street, Rogate Sussex GU31 5BH		
Proposal:	Installation of minor photovoltaic system (4.80 kWp) incorporating 12 no. solar panels on pitched roof of property (6 no. panels on east elevation and 6 no. panels on west elevation).		
Comments:	<i>The Council supported this application.</i>		

Case No:	SDNP/23/04160/HOUS	Comments closing:	14 November 2023
Officer:	Louise Kent	Applicant:	Mr T Bartlett
Location:	Hundred Oaks Durford Wood Rogate West Sussex GU31 5AW		
Proposal:	Proposed detached garage, leisure building, swimming pool and padel court.		
Comments:	<i>The council objected to this application and considered it was an overdevelopment of the site. They were concerned about the loss of mature trees and the impact of noise and lighting on neighbours.</i> <i>Should permission be granted we request a condition to be included to limit use of the leisure facilities to personal/non-commercial use.</i>		

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

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

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

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**Chairman**

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**Date**