



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

Parish Councillors in attendance: Chair Zoe MacLehose (ZM), Laura Craven (LC) and Angie Simonds (AS).

There were two members of the public (MOP's) in attendance.

Clerk: Debbie Harknett

Chair: Zoe Maclehose

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- 1) **It was noted the meeting would not be recorded.**
- 2) **Apologies for absence** were received and accepted from Octavia Pollock (OP).
- 3) There were no **declarations of interest** in relation to items on the agenda.
- 4) **Public representation:** the two applicants answered questions about their applications:
  - a) Parrotts applicant was thanked for allowing a site visit. He explained they have sought pre-application advice which has been reflected in this application by the lowering of the ridge height and other changes. The annexe will be used for elderly parents and guests. The flat roof on the dormers is because they are less prominent.  
A MOP left with thanks.
  - b) Langley Lane applicant explained they have had discussions with the planning authority who knew about the rural worker caravan requirement but asked them to get permission for the barn first – which they did. Touring caravans have been removed and replaced by a single, 3-bed caravan. They are raising c70,000 game birds which need a lot of attention. They have said any 'temporary' permission is linked to the farm operations and usually for a period of 3 years after which time they are likely to seek permission for a dwelling on the site. They have provided evidence of the need for a rural worker.  
A MOP left with thanks.
- 5) **Approved for signing:**
  - a) **Comments** from the Working Group meeting held on 27<sup>th</sup> August 2025.
  - b) **Minutes** from the planning committee meeting held on 1<sup>st</sup> September 2025.
- 6) **Planning applications –**

Reference:	SDNP/25/03214/HOUS	Comments closing:	23 September 2025
Location:	Parrotts, Fyning Lane, Rogate GU31 5DJ		
Proposal:	Remodelling of the existing bungalow to form a two-storey dwelling, erection of a replacement garage and an extension to the existing annexe to replace the conservatory at its northern end.		
Comments:	<i>The Council support this well researched application and consider the 52% increase in size acceptable as a precedence has been set by similar properties in the close vicinity.</i>		

Reference:	SDNP/25/02243/FUL	Comments closing:	29 September 2025
Location:	Land West of Langley Lane, London Road, Rake GU33 7JN		
Proposal:	Temporary change of use of land for siting of 1 no. mobile home for use as rural workers dwelling and associated works (retrospective)		
Comments:	<p><i>The Council have no objections to this application provided any permission is conditioned to the ensure:</i></p> <ul style="list-style-type: none"> <li>▪ <i>the mobile home is removed at the end of the temporary (3-year maximum) period or earlier if the site is no longer being used for the same agricultural purposes</i></li> <li>▪ <i>the caravan is only occupied by an agricultural worker (and family) working on the site</i></li> </ul>		

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

**8) Terms of reference annual review** – in EM's absence it was agreed to defer this review until the next meeting.

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

There being no further items the meeting closed at 6.45pm.

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**Chairman**

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**Date**