COMMITTEE APPLICATIONS

POST COMMITTEE

APPLICATION NO. / ADDRESS

DC/24/1855 – The Mucky Duck, Tismans Common, Rudgwick, West Sussex, RH12 3BW

Proposed redevelopment and change of use of the former public house and outbuildings The Mucky Duck (sui generis Use Class), and the adjacent residential property The Old House (Class C3), to a boutique hotel (Class C1), restaurant and bar (Class E (b) (FULL).

RESOLVED:

At its meeting on the 18th of November 2025, the Development Management Committee Members resolved to approve the application in line with officer recommendation, subject to the changes to condition 3 and 18, which now read:

Condition 3:

Pre-Commencement Condition: No development shall commence until details of the precise location and depth of all drainage infrastructure, both onsite and offsite to point of connection with foul discharge and surface water highway drains is confirmed by survey or otherwise, and where necessary, updated maintenance easements has been submitted to and approved in writing by the Local Planning Authority. The drainage infrastructure so approved shall be implemented in full accordance with the approved details unless otherwise agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Condition 18:

Pre-Occupation Condition: None of the uses of the development hereby permitted shall commence until a plan showing the layout of the proposed development and the provision of car parking and turning spaces and materials to be used for the car parking and turning spaces and the driveway access to minimise noise, and details of the covered parking space structures for vehicles has been submitted to and approved in writing by the Local Planning Authority. None of the uses hereby permitted shall be commenced until the parking spaces and access and turning associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking, access, and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking and turning of vehicles clear of all highways and to safeguard the amenities of the site and surrounds in accordance with Policies 32, 33 and 40 of the Horsham District Planning Framework (2015)

As reported verbally at the committee meeting, the council has issued an updated Habitat Regulations Appropriate Assessment for the Arun Valley Sites in relation to water neutrality, to accord with the agreed procedure with Natural England to raise no objection, following withdrawal of their position statement

There are also minor edits to the following conditions 14, 21 and 22 made to ensure accuracy:

- Condition 14 has been updated with the full plan number and revision (ITS19914-GA-004 REV A SITE ACCESS VISIBILITY SPLAY as shown in the Transport Statement i-Transport Ref: DS/SG/ITS19914-001B Date: 07 August 2025.
- Reference to shop/restaurant has been deleted from condition 21 so refuse details for all uses are to be agreed and substitute ‘and’ for the ‘ad’.
- Condition 22 has been updated to correct typing mistake and clarity.

The Archaeological consultant response was received 18th November raising no archaeological concerns as the site is not within an Archaeological Notification Area and the proposal do not involve deep or extensive ground disturbance.

Case Officer sign	Alice Johnson	Date:	20.11.2025
Authorising Officer sign	Matthew Porter	Date:	20-11-2025