From: assistant clerk <assistant.clerk@rudgwickpc.co.uk>
Sent: 12 April 2024 13:52
To: Planning
Cc: Rudgwick Clerk; assistant clerk
Subject: DC/24/0462 (Sailtops) and DC/24/0487 (Ceres)

Categories: Consultations

Good afternoon

Please see Rudgwick Parish Councils observations below:

Delegated Applications for noting at Rudgwick Parish Council Meeting 13th May 2024				
Application No	**Applicant**	**Reason for Application**	**Recommendation**	**Official Response Date**
DC/24/0462 28.03.2024	Sailtops, Cox Green, Rudgwick	Demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas, car parking and turning, together with hard and soft landscaping and new access.	Rudgwick Neighbourhood Plan (RNP) Policy 2 refers to development meeting the need for smaller homes in the parish and RNP Policy 4.2 indicates that bungalows would be supported in developments. This proposal is for a large 3 bedroomed, two storey dwelling with a GIA of 216 square metres, more in keeping with the size of an average 4 bedroomed modern home. It would have been useful to have a height comparison between Sailtops itself and the proposed height of the new building, and also the height details of the existing structure. However, it is disappointing that a bungalow, or chalet bungalow design, has not been submitted, much more in keeping with the parish needs identified in the RNP. It would also be useful to have more clarity on the material to be used for the exterior walls, above the stock bricks, to determine whether it is in line with RNP Policy 6 . The material appears to	**18.04.2024**

			be white and is possibly cladding, it is difficult to tell without further explanation. Para 6.67 of the agent's Planning Statement notes that 'motion sensitive lighting will form part of the installation'. If permitted it is suggested that a condition be placed on the approval to ensure that this lighting is ecologically sensitive as outlined in the submitted Preliminary Ecological Appraisal and advised by the Bat Conservation Trust. It is disappointing that the Biodiversity enhancements explored as part of the application relating to wildflower grassland etc., and presumably detailed in the Ecology Co-op report (but now redacted), are not to be proceeded with on a voluntary basis, even if the claimed exemption is ratified by HDC. Rudgwick Parish Council (RPC) have concerns regarding trees on the site, and would point out that observance should be given to RNP Policy 17. However it is the removal of tree T19 which is the major cause of concern. This is a beech tree of 13m height and trunk diameter of 471mm. It is classified as in good condition with a useful life of 20+ years. It is not clear why this tree has been categorised as C as it seems more to meet the B category. Therefore RPC would like to lodge a **Holding Objection** on this application until the HDC Tree Officer has had opportunity to visit the site, confirm and report back on the category of T19.	

DC/24/0487 27.03.2024	Ceres, Loxwood Road, Rudgwick	Erection of garage in front garden.	**No objection**	**Not available**

With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council

Tel nr: 01403 822678
Working hours: Monday, Thursday and Friday 8.00 – 16.00
E-mail: assistant.clerk@rudgwickpc.co.uk