From: assistant clerk <assistant.clerk@rudgwickpc.co.uk>
Sent: 24 May 2024 09:21
To: Planning
Cc: Rudgwick Clerk; assistant clerk
Subject: DISC/24/0098 (Fox Inn), DISC/24/0093 (Pennthorpe School) and DC/24/0625 (Oakfield)

Categories: Consultations

Good afternoon

Please find Rudgwick Parish Councils observations below:

Delegated Applications for noting at Rudgwick Parish Council Meeting 17th June 2024				
Application No	**Applicant**	**Reason for Application**	**Recommendation**	**Official Response Date**
DISC/24/0093 01.05.2024	Pennthorpe School, Church Street, Rudgwick	Application for Approval of Details Reserved by Conditions 6, 7 and 8 to approved application DC/19/2573.	Objection to discharge of conditions 6 (Landscape) and & 7 (Community Use) relating to approved application DC/19/2753. These are both Pre-occupation conditions, and notwithstanding the site being opened since 14th October 2022 - (New MUGA is unveiled - Pennthorpe) - Rudgwick Parish Council (RPC) believes the current application does not meet the requirements allowing for discharge to be granted at the current time. **Condition 6, Landscaping** - The submitted plan falls short of meeting HDPF Policy 33 and RNP policies 17 &14.1c. RPC supports the view of the HDC Landscape Architect on the landscape plan for DC/24/0232 (same plan submitted for DISC/24/00903, as same site) in that planting whips is not an acceptable replacement for the loss of the dense woodland during construction. **Condition 7, Community Use** - This condition was imposed to meet HDPF Policy 43 and the Sport England (Statutory Consultee) requirements and the community use of the facilities was a factor in the RPC support	**Not available**

			for the development. There is no indication that Sport England (SE) has been consulted in the preparation of the submitted Community Use document, as required in the SE consultation response to DC/19/2753, to be submitted to HDC before use of the development commenced. In its present form, however, the submission lacks vital information for members of the community wishing to use the MUGA. The pricing arrangements simply refer to another school in the area (Tanbridge), but the available facilities are different and the arrangements shown by Tanbridge vary according to length of time, type of activity and age group of users. A clear pricing structure and more detailed information should be included and provided for members of the public on the school website alongside contact details.	
DC/24/0625 02.05.2024	Oakfield, Cox Green, Rudgwick	Variation of condition 1 of previously approved application DC/21/2211 (Demolition of existing dwelling and garage and erection of a replacement detached dwelling with new vehicular access, attached garage and associated car parking.) Variations sought to allow for front and rear skylight changed to dormer windows; amendments to driveway entrance; addition of timber pergola, 2	Objection. It is not shown in the application how the changes to the driveway access proposed vary from any previously approved. Therefore, it is not possible to consider whether the amendments are minor material ones or determine what effect they might have. Also, with regard to RNP policy 17 information should be provided to show if any trees or hedges are affected by the changes. With regard to the proposed outbuildings, there is no information provided concerning footings involved in the development and the site of each building in relation to existing trees. Regard must be given to RNP Policy 17 and the effect of the position of the outbuildings and their footings on the Root Protection Areas of any trees on the site. A condition should be placed on any final approval to ensure that the outbuildings are not to be used for accommodation	**Not available**

		no. external outbuildings, open lean to, and relocation of consented back door to side of house.	purposes and therefore breach HDPF Policy 28.	
DISC/24/0098 02.05.2024	Fox Inn, Guildford Road, Bucks Green	Approval of details reserved by condition 3 to approved application DC/23/2167	No Objection to the discharge of these conditions on the previous application DC/23/2167, granting temporary approval for the marquee until March 2026.	**Not available**

With kind regards
Sarah

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Clerk &/or Assistant Clerk are contactable Mon-Fri within normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166
Parish office open to the public Mon, Thu & Fri 10.00am-1.00pm