

To: Members of the Planning and Highways Committee

## **Notice of Meeting**

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday, 1<sup>st</sup> September 2025 at 7.30pm.** In the Glebe Crawley Down where the following business will be considered and transacted.

**Mrs Leanne Bannister Chief Officer**

## **AGENDA**

- 1. Public Question Time** - To receive, and act upon if considered necessary, comments made by members of the public. This item will last for a maximum of 15 minutes with individual contribution up to a maximum of 3 minutes.

Members of the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement, and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

Members of the public will only be allowed to speak at any other time during the meeting at the discretion of the Chairman and will be governed by the rules set out in the Council's Standing Orders at all times.

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 7th July 2025.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received.
- 7. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
  - a) Planning Committee – next meeting: 11<sup>th</sup> September 2025 at 4.00pm.
  - b) District Planning Committee – next meeting: 18<sup>th</sup> September 2025 at 2.00pm.

**8. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority

	Address	WPC	MSDC
DM/25/0533	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0534	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/1234	21 Kitsmead Copthorne Crawley West Sussex RH10 3PN	Defer	Permitted
DM/25/1090	33 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/1371	Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB	Defer	Permitted
DM/25/1404	46 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN	Defer	Permitted
DM/25/1456	7 Erica Way Copthorne Crawley West Sussex RH10 3XG	Defer	Permitted
DM/25/1603	Lampson Court Copthorne Common Road Copthorne Crawley West Sussex RH10 3SL	Defer	Permitted
DM/25/1304	1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT	Defer	Permitted
DM/25/1102	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	Defer	Permitted
DM/25/0657	Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF	Defer	Permitted
DM/25/1620	63 Westway Copthorne Crawley West Sussex RH10 3QS	Defer	Permitted
DM/25/1036	Olivers Wine Agency Units 17 And 18 Borers Yard Borers Arms Road Copthorne Crawley West Sussex RH10 3LH	Support	Permitted
DM/24/2862	79 Church Lane Copthorne RH10 3QG	Defer	Permitted
DM/25/1484	Garden Building, Keepers Cottage, Copthorne	Defer	Permitted

**9. Updates on the Mid Sussex District Plan**- To receive and comment upon any updates in relation to the district plan.

**10. Applications in Neighbouring Parishes**- to receive and note a list of major applications in neighbouring parishes which may affect Worth Parish, and to consider submitting comments if appropriate

**11. Licencing**- To receive and note any new licencing applications.

**12. Appeals** – To receive and note the following appeal.

Reference	Address	Proposal	Mid Sussex Decision
AP/25/0010	Firs Farm, Copthorne Common	The development proposed is conversion of two buildings to 1 x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision.	Approved
AP/25/0018	St John The Evangelist Church, Church Road	Proposed installation of a 56 panel solar photovoltaic array on the South facing roof.	Approved

**13. Planning Compliance action**- To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.

**14. Highway Issues**- To discuss and make comments upon any issues relating to Highways.

**15. Gatwick Airport**- to receive and comment upon any updates regarding Gatwick Airport.

**16. Consultation - Gambling Act 2005 Policy (Statement of Licensing Principles - Gambling Act 2005)**- to read and consider a comment on the revised policy.

**17. Consultation - New Street Trading Policy**- to read and consider a response to this new policy.

- 18. MSDC Street Naming & Numbering Policy consultation-** to read and consider a response to this revised policy.
- 19. Updates to the Land West of Turners Hill Road development-** to receive and comment upon any updates in relation to the development.
- 20. Royal Oak Update-** to receive any updates in relation to the Royal oak site.
- 21. Updates to the Neighbourhood Plan-** to receive and comment upon any updates regarding the Neighbourhood Plan.
- 22. Land North of Burleigh Lane, Crawley Down, allocated for 50 dwellings (Site SA22).** To receive and comment upon any updates in relation to the allocated site.
- 23. Ratification of Planning Recommendations-** To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

<b>Applications to be Ratified</b>	
<b><u>DM/25/1023</u></b>  <b><u>Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST</u></b>  The demolition of the existing site office and construction of a single dwelling and associated works.	Defer to Officer
<b><u>DM/25/1620</u></b>  <b><u>Westway Copthorne Crawley West Sussex RH10 3QS</u></b>  Oak (T1) - Reduce crown by 2m.	Defer to Tree Officer
<b><u>DM/24/2957</u></b>  <b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b>  Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025) (Updated drainage, ecology and landscaping information received 26 June 2025)	Object noting previous comments submitted
<b><u>DM/25/1810</u></b>  <b><u>Trees At Marstal, Copthorne Bank And 2 The Glebe Copthorne Crawley West Sussex RH10 3RP</u></b>  T1 Red Oak (at Marstal Copthorne Bank) - remove all overhanging branches and stem back to boundary. T2 English Oak (at 2 The Glebe) - reduce in height to approximately 8 metres	Defer to Tree Officer
<b><u>DM/25/1593</u></b>  <b><u>Woodlands Close and Land to The North of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ</u></b>  The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated	Extension granted till next committee meeting on the 1 <sup>st</sup> September.

infrastructure including provision of internal access roads and access road onto Woodlands Close	
<b><u>DM/24/2401</u></b>  <b><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></b>  Erection of pre-school and associated works (Amended Travel Plan received 14.07.2025)	Support noting previous comments
<b><u>DM/25/0708</u></b>  <b><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></b>  Redevelopment of the site to provide 5 dwellinghouses with associated amenity space and parking; hard and soft landscaping; cycle and refuse storage; change of use of land to residential garden for existing dwellinghouse and associated access works. (Flood Risk Assessment and Drainage Report received 18.07.2025)	Defer to Officer noting over development of site
<b><u>DM/24/2862</u></b>  <b><u>79 Church Lane Copthorne Crawley West Sussex RH10 3QG</u></b>  Two storey side extension and single storey rear extension (revised plans received 24.07.2025)	Defer to Officer
<b><u>DM/25/1864</u></b>  <b><u>Hurst House Copthorne Common Copthorne Crawley West Sussex RH10 3LG</u></b>  Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)	
<b><u>DM/25/1313</u></b>  <b><u>Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></b>  Side ground floor extension. Replacement roof to existing conservatory. Glazed flat roof extensions either side of the existing conservatory (Amended Plans 31.07.2025)	Defer to Officer
<b><u>DM/25/1974</u></b>  <b><u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></b>  Quercus Robur English Oak - Request to reduce to previous points specifically lifting all aspects 5m. Crown reduction 2-3m (Previous Cut Points and no further). Removal of all major deadwoods	

**24. New Planning Applications-** To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.

<b>Type 1 applications</b>	
<b><u>DM/25/1240</u></b>	

<p><b><u>Parkfields Farm Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN</u></b></p> <p>Erection of commercial building, reconfiguration of yard and associated works.</p>	
<p><b><u>DM/25/1593</u></b></p> <p><b><u>Woodlands Close and Land to The North of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ</u></b></p> <p>The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close</p>	
<p><b><u>DM/25/1967</u></b></p> <p><b><u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></b></p> <p>Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single story living and bedroom accommodation. Extension to existing rear deck area.</p>	
<b>Type 2 Applications</b>	
<p><b><u>DM/25/2013</u></b></p> <p><b><u>14 Bramble Close Copthorne Crawley West Sussex RH10 3QB</u></b></p> <p>Proposed single storey rear/side extension. First floor rear and front extension. New pitched roof to front and rear structure. External and internal alterations.</p>	
<b>Tree applications</b>	
<p><b><u>DM/25/2051</u></b></p> <p><b><u>Copthorne Golf Club Bowers Arms Road Copthorne Crawley West Sussex RH10 3LL</u></b></p> <p>T1 Oak tree - Re-pollard back to previous pruning points removing approximately 1m all round in re-growth and remove all epicormic growths for general maintenance, G1 Birch x 3 - Remove Dead/dying tree within the group of 3 trees for health and safety reasons.</p>	

- 25. Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party** - to note activities to date, and to receive any recommendations
- 26. Consideration of items for discussion by the Village Working Parties, or by the Worth Parish Council Working Party** – to consider and agree items to pass to the two Working Parties, or the Co- for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.
- 27. Date of the next meeting – Thursday 2<sup>nd</sup> October 2025 at 7.30pm at the Haven Centre Crawley Down.**

**ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETINGS**