

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 7th September 2026 at 7.30pm.** In the Parish Hub Copthorne where the following business will be considered and transacted.

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 6th July 2026.
- 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: 13th August at 4.00pm.
10th September at 4.00pm.
 - b) District Planning Committee – next meeting: 20th August 2026 at 2.00pm.
17th September 2026 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/26/1147	7 Hornbeam Place Crawley Down Crawley West Sussex RH10 4AQ	Support	Permitted
DM/26/0541	Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/26/1006	19 Church Lane Copthorne Crawley West Sussex RH10 3QF	Defer	Permitted
DM/26/1352	18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU	Support	Permitted
DM/26/1586	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	Support	Permitted
DM/26/1433	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	No further comment	Withdrawn
DM/26/1253	Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Support	Permitted
DM/26/1627	Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG	Support	Permitted
DM/26/1366	Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH	Support	Permitted
DM/26/1341	Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Support	Permitted
DM/26/1045	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/26/1466	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	-	Withdrawn
DM/26/1273	Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ	Support	Permitted
DM/26/1594	2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Support	Permitted
DM/26/0207	Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU	Defer	Permitted
DM/26/1678	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Object	Refused
DM/26/1745	Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Support	Permitted
DM/26/0413	Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Defer	Permitted
DM/23/2493	Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Object	Refused
DM/26/1604	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	Support	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.

Application	Premises Address	Nature of Application
LI/26/1441	Dukes Head Turners Hill Road Crawley Down West Sussex RH10 4HH	Change of layout to premises.

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

AP/26/0053 (DM/25/3191)

Land To The South Of Burleigh Lane Crawley Down West Sussex

Outline application with all matters reserved except for access

from Burleigh Lane, for the erection of up to eight self build/custom build dwellings, drainage and ancillary works.

WPC response Defer to Officer

- 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. Crabbet Park-** To receive an update in relation to Crabbet Park.
- 15. Tandridge District Plan-** To agree a consultation response
- 16. Mid Sussex Mian Modification District Plan consultation-** To agree a consultation response
- 17. Bus Service Improvement Plan-** To agree a consultation response.
- 18. Highway Issues-** To discuss and make comments upon any issues relating to Highways.
- 19. Royal Oak Update-** To receive any updates in relation to the Royal oak site.
- 20. King George's Playing Field Copthorne** – To receive any updates in relation to the site.
- 21. Terms of Reference** – To receive and make comments in relation to changes to the terms of reference in relation to the Planning and Highways committee structure.
- 22. 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.

Applications to be Ratified	
<u>DM/26/1594</u> <u>2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> 1 x Beech - Crown reduction of 2-3m as branches are encroaching over conservatory and blocking light	Worth Parish Council Supports this application
<u>DM/25/3155</u> <u>The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down</u> New/Replacement Village Hall (Further information received regarding flood risk and drainage (12/06/2026 and 01/07/2026) and ecology (01/07/2026))	Worth Parish Council Supports this application
<u>DM/26/1627</u> <u>Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u> Rebuilding of storage barn following fire damage to existing structure	Worth Parish Council Supports this application
<u>DM/26/1558</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Listed Building Consent for retrospective repair works to the Granary and Outshot to Barn	Worth Parish Council Supports this application however, it is disappointed that the application has been submitted retrospectively.

<u>DM/26/1413</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19</u> Variation of condition no 2 relating to planning application DM/20/2602 - to allow for design changes	No further Comment
<u>DM/26/1683</u> <u>12 Heather Close Copthorne Crawley West Sussex RH10 3PZ</u> Variation of condition no 2 relating to planning application DM/26/0542 - to allow for design changes	Worth Parish Council Supports this application
<u>DM/26/1715</u> <u>Belmont Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u> Alterations to existing dwelling, including removal of existing roof and flat roof rear extension, proposed two storey front extension and additional first floor and new roof together with alterations to the existing garage	Worth Parish Council Supports this application however, requests that officers consider the width of the access road and its suitability for construction and delivery of vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.;
<u>DM/26/1604</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel	Worth Parish Council Supports this application
<u>DM/26/1678</u> <u>Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Residential development of minimum 3 dwellings and maximum 5 dwellings	Worth Parish Council objects to this application. The proposal represents a significant increase in development compared with the previously approved

	scheme for up to two self-build dwellings and is considered likely to result in overdevelopment of a sensitive semi-rural site within the Copthorne Common and Woodland Character Area. The Council considers that the proposal risks harming the established rural character of the locality, conflicts with the Copthorne Neighbourhood Plan CPN10 and relevant Mid Sussex District Plan design policy DP26 and notes the existence of a Temporary Stop Notice currently in force on the site. The application should therefore be refused.
<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u> Proposed single storey side extension	Worth Parish Council Supports this application
<u>DM/26/1749</u> <u>Land Adj. To 1 Pinetrees Close Copthorne West Sussex</u> T1 and T2 - English Oak: Reduce crowns by approximately 1.5 - 2.0 metres to nearest suitable growth points.	Worth Parish Council Supports this application
<u>DM/26/1745</u> <u>Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u> Ash tree by entrance gate - fell.	Worth Parish Council supports this application. Should Mid Sussex District Council be minded to approve the application, the Parish Council recommends that a condition be imposed requiring suitable replacement planting for any trees felled as per the Copthorne Neighbourhood plan.
<u>DM/26/1870</u>	Worth Parish Council fully supports this application. The

<u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Amendment of the northern site boundary approved under planning permission DM/23/2360, comprising the removal of the existing boundary wall and the installation of a new boundary treatment, together with all associated works.	proposed boundary amendment will facilitate a wider, safer pedestrian pathway for residents and Pavilion users. The Council welcomes improved accessibility and pedestrian safety benefits and therefore strongly supports the proposal.
<u>DM/26/1431</u> <u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u> Demolition of existing two storey dwelling and detached garage and erection of replacement two storey dwelling (self-build) with accommodation in roofspace and integral double garage (Amended plans received 09.07.26)	Approved 5th August 2026
<u>DM/26/1845</u> <u>4 Hillside Crawley Down Crawley West Sussex RH10 4XD</u> Proposed garage conversion including replacement of garage door with a window. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.	Worth Parish Council Supports this application
<u>DM/26/1350</u> <u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u> Proposed triple garage to front drive area at Brambleside (Amended Plans recieved 30.07.2026) <u>DM/26/1060</u> <u>5 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u> Single storey side and front extension, porch extension, partial garage conversion, new first floor with side dormer extension, installation of x3 rooflights, and alterations to the fenestration	Worth Parish Council supports this application, however, requests that officers consider the width of the access road and its suitability for construction and delivery vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.
<u>DM/26/1892</u>	Worth Parish Council notes that this application is for a Lawful Development

<u>Land Referred To As Fir Trees Place Turners Hill Road Crawley Down RH10 4HQ</u> Lawful Development Certificate with regards to hardstanding in excess of 10 years This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account	Certificate and therefore constitutes a legal determination rather than an assessment against planning policy. Worth Parish also notes that the area which is subject of the application does not include the hatched area of hard standing marked for removal in the MSDC's recent enforcement Order and asks that Enforcement Action is expedited and not delayed by the application.
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- 23. 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.

Type 1 applications	
<u>DM/26/1462</u> <u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> 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. Front extension with bedroom wing.	
<u>DM/26/0303</u> <u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u> Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road. (Revised highway plans and supporting information received 23/07/2026.).	
<u>DM/26/1146</u> <u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Replacement radio mast and antenna (mast specifications and photographs received on 07/08/2026)	
<u>DM/26/1225</u> <u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Erection of self build 2 bedroom single storey dwelling with car port (amended plans received 07.08)	

<u>DM/26/1397</u> <u>Hollandale House Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u> Demolition of the existing side extension, existing rear extension, existing rear and side greenhouses and existing garage. Proposed two storey side extension, two storey rear extension, ground floor rear extension and ground floor side attached double garage	
<u>DM/26/1613</u> <u>Land Parcel Adj. To Worsell Drive Copthorne West Sussex</u> Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure	
<u>DM/26/2053</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.	
<u>DM/26/2054</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect two detached dwellings with associated access and parking.	
<u>DM/26/1613</u> <u>Land Parcel Adj. To Worsell Drive Copthorne West Sussex</u> Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure	
Type 2 Applications	
<u>DM/26/1856</u> <u>Silverlea Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Construction of garage on the existing front driveway.	
<u>DM/26/2047</u> <u>6 Bramble Close Copthorne Crawley West Sussex RH10 3QB</u> Proposed rear single storey extension. This is an application to establish whether the development is lawful. This will be a legal	

decision where the planning merits of the proposed use cannot be taken into account.	
Tree applications	
No applications	

- 24. 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
- 25. 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.
- 26. Date of the next meeting – Monday 5th October 2026 at 7.30pm at the Glebe Centre Crawley Down**

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