

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 13<sup>th</sup> January 2025, commencing at 7.53 pm**

**Present** Cllr Williams (Chair) Cllr Pointer (Vice Chair)  
Cllr Bingle Cllr Kipps  
Cllr Dorey Cllr Wilson  
Cllr Casella  
Cllr Coote

Miss H Smith (Assistant Clerk) 7 Members of the Public

Cllr Hodson and Cllr Phillips sat as members of the public

<b>152</b>	<b>Public Question Time</b> <p>Liz welcomed all members of the public, and asked if anyone would like to speak. The 7 members of the public were at the meeting to discuss Planning application DM/24/2957, The Prince Albert pub.</p> <p>The first member of public to speak wanted to raise concerns about a large retail group having a detrimental effect on local shops. They felt they have more buying power and greater staffing capacity which will ruin the local family run businesses that also reside along the copthorne Bank. They also wanted to raise concerns on vehicle access and parking concerns. The member of public also felt that Heathy Wood was a more suitable site.</p> <p>Cllr Phillips asked to speak as a member of the public. Cllr Phillips requested that the ast clerk whilst writing the consultee comment concentrate on planning issues rather than commercial.</p> <p>Cllr Bingle asked Cllr Phillips if the application would go to his District planning meeting. Cllr Phillips confirmed it would not.</p> <p>Cllr Hodson speaking as a member of the public suggested we concentrate on the horizontal splay lines and the transport and movement pack as well as the viability report. Cllr Hodson explained why West of Copthorne was not a suitable allocation for a retail offering. A second member of the public asked to speak on behalf of their family run business. They explained that the store had just been refurbished at a considerable cost to the family. They are concerned this new application will have a detrimental effect on their business which also houses the the village Post Office. It will also have a financial impact on the family.</p> <p>A third member of the public asked to speak, they wished to express their concerns regarding the transport statement and has forwarded an email exchange between them and the traffic surveyor for the office to review. The member of the public also asked that as we had an extension could we add some of their comments. Cllrs explained that they could send in their comments themselves direct to the planning officer.</p>
<b>153</b>	<b>Apologies</b> <p>Apologies were received for Cllrs King and Gibson</p>
<b>154</b>	<b>Declarations of Disclosable Pecuniary and Other Interests</b> <p>Cllr Casella has declared an interest in planning application DM/24/2957- as this application will go to his Mid Sussex planning committee. Cllr Casella will keep a clear mind.</p>
<b>155</b>	<b>Minutes</b> <p>It was AGREED by all present that the Minutes of the Planning &amp; Highways Committee meeting held on 9<sup>th</sup> December 2024 were a true and correct record.</p>
<b>156</b>	<b>Chairman's Announcements</b> <p>Cllr Williams noted the foliage on the entrance to Heathy Wood needed attending to. The ast clerk will contact St Modwen's.</p>

#### **157 Correspondence**

No Correspondence to note

## 158 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 16<sup>th</sup> January at 4pm.

Nothing pertaining to Worth

District Planning Committee – 23<sup>rd</sup> January at 2pm.

Agenda not yet published at the time of drafting the report.

## 159 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/24/2470	48 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN	Defer	Permitted
DM/24/2441	2 Buckley Place Crawley Down Crawley West Sussex RH10 4JG	Defer	Permitted
DM/24/2662	Tresanton Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ		Prior approval not required
DM/24/2645	8 Grange Road Crawley Down Crawley West Sussex RH10 4JT		Prior approval not required
DM/23/1371	The Old Station Wallage Lane Rowfant West Sussex	Support	Permitted
DM/24/2768	Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB	Defer	Permitted
DM/24/2590	Kwik Mart 6 Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	Defer	Permitted
DM/24/2697	13 Church Lane Copthorne Crawley West Sussex RH10 3PT	Defer	Permitted

Cllrs NOTED this information.

## 160 Updates on the Mid Sussex District Plan-

The Inspector is currently on annual leave- further updates are expected on return.

## 161 Applications in Neighbouring Parishes

The report was NOTED.

## 162 Licencing

No Licencing applications to Note

## 163 Appeals

No Appeals to Note

## 164 Planning Compliance Action

Nothing to note.

## 165 Highways Issues

Cllrs NOTED the highway updates

Cllr Dorey has been approached by residents to ask if they can use the bus gate entrance into Heathy Wood whilst the road closure on Shipley Bridge way is live.

The Ast Clerk advised the Chief Officer had been in contact with highways to ask the question.

## 166 Gatwick Airport

Cllrs NOTED the application by Gatwick Airport Limited.

**167 West Sussex Road Safety Strategy-**

Cllrs NOTED the report, the Ast clerk notified the committee members that this strategy will be communicated to our residents.

**168**

**Meeting with the Yellowstone group-**

Cllrs NOTED the attached report.

**169 Ratification of Planning Recommendations**

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><b><u>DM/24/2981</u></b></p> <p><b><u>Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b></p> <p>Variation of condition 4 of planning appeal ref AP/23/0015 (DM/22/0867 - To allow for design changes.</p>	Defer to Officer
<p><b><u>DM/24/2957</u></b></p> <p><b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b></p> <p>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.</p>	Extension Granted for the Planning and Highways Committee Meeting.
<p><b><u>DM/24/2799</u></b></p> <p><b><u>Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ</u></b></p> <p>Proposed new 4-bedroom dwelling.</p>	Defer to Officer noting potentially contaminated land. This site is also changing commercial to residential. Supervised work be carried out to clear any contamination should be a requirement.
<p><b><u>DM/24/2590</u></b></p> <p><b><u>Kwik Mart 6 Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b></p> <p>Retrospective application for erection of storage outbuilding.</p>	Defer to Officer noting disappointment the application was retrospective.
<p><b><u>DM/24/2965</u></b></p> <p><b><u>Tubbys MOT Ltd Unit 3A Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></b></p> <p>8 Dead Scotch Pines - Fell to ground level.</p>	Defer to Officer noting incorrect use of address of applicant. This application has since been withdrawn.

<p><b><u>DM/24/3042</u></b></p> <p><b><u>Annexe Mill House Old Hollow Copthorne West Sussex RH10 4TB</u></b></p> <p>Application made under Section 191 of the Town and Country Planning Act 1990 to establish the lawfulness of 2no. independent residential dwellings (Use Class C3) and associated operational development. 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</p>	Defer to Officer
<p><b><u>DM/24/3086</u></b></p> <p><b><u>Corners Church Road Copthorne Crawley West Sussex RH10 3RD</u></b></p> <p>T1 and T2 - 2 x Lime, controlled dismantle to ground level</p>	Support – on the grounds WPC contacted the application by letter as these trees were noted as being dead.

### 170 New Planning Applications

<b>Type 1 Applications</b>	
<p><b><u>DM/24/2957</u></b></p> <p><b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b></p> <p>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.</p>	<p>Standing orders were raised to Allow Cllr Phillips to respond to Cllr Williams question, 'will there be an element of social housing in the proposed 4 flats'</p> <p>Cllr Casella answered there are not enough units.</p> <p>Standing orders were reinstated.</p> <p>It was AGREED that if the application goes to committee that Cllr Phillips, Williams and Dorey will go and speak.</p> <p>It was AGREED by all present except from Cllr Casella who abstained to object to this application and a response would be pulled together and sent to Mid Sussex.</p>
<b>Type 2 Applications</b>	
No Applications	
<b>Tree Applications</b>	
No Applications	

### 171 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group

No Matters for consideration

### 172 Consideration of items for discussion by the Village Working Parties

No Matters for consideration.

**173     Date of the next meeting**

Monday 3<sup>rd</sup> February after the Finance and General Purposes Meeting.

*Meeting closed at 8.51pm*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_