

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 3rd February 2025, commencing at 7.45 pm

Present

Cllr Williams (Chair)
Cllr Bingle
Cllr Coote

Cllr Casella (Vice Chair)
Cllr King
Cllr Kipps
Cllr Wilson

Miss H Smith (Assistant Clerk)
Cllr Hodson and Cllr Phillips sat as
members of the public.

174 Public Question Time

One member of the public wanted to speak regarding the Prince Albert Planning application DM/24/2957.

The member of public wanted to start by thanking the committee for informing him, that contrary to the MSDC planning website, comments could be sent straight to the planning officer. He confirmed that the comments he sent do appear on the planning portal.

The resident expressed concerns regarding the ADL delivery vehicle route. ADL acknowledged their drawings reflected delivery vehicles arriving and departing from Brookhill road only and they will not be providing a drawing for alternative routes.

The resident was concerned that whichever route was taken, an 18-tonne lorry turning radius, the vehicles will be required to be driven on Copthorne Bank towards oncoming traffic.

The resident was also concerned that the deadline date for the application is the 4th of February, however the next MSDC meeting is not till the 20th of February. They asked the planning committee can the application still be determined after its deadline date. The committee confirmed it could.

Cllr Phillips advised the application may not even get into the agenda for the committee meeting on the 20th of February, it might not be till March.

WPC asset of community value- the resident was advised that due to a clerical error, Worth Parish council would not be able to contest MSDC decision to not renew the ACV. This can only be requested by the landowner.

The resident also questioned that the registered proprietor is not a UK company and is registered at 'companies house' as an overseas entity, they questioned whether they had a legal right to object to the WPC application for the Prince Albert to be re-registered as an asset of community value.

It was noted by the resident that the flat above the Prince Albert has been recorded as not occupied, this contradicts the decision notice which states the flat is occupied. It has been confirmed by the lessee on the 8th of January that the flat is not occupied.

The resident concluded with that it is of no surprise that since the pre application, which was submitted in December 2023, the carpark, garden, and children's play equipment not being maintained to a respectable level, is all due to the potential redevelopment costs not being returned and in their mind this is an asset stripping exercise.

The resident thanked the committee for their time.

Cllr Hodson advised that we should be concentrating on the potential loss of two community services, the pub and the post office. The post office will not be viable without the shop. Tesco have no plans to install post offices into their local stores. If the village were to lose the post office, it will lose the only banking facility to residents.

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| | Cllr Bingle entered the meeting at 19.57pm |
| 175 | Apologies Apologies were received and noted for Cllr Pointer. Cllr Gibson and Cllr Dorey were absent. Cllr Casella was voted in as Vice chair in the absence Cllr Pointer. |
| 176 | Declarations of Disclosable Pecuniary and Other Interests No declarations to note. |
| 177 | Minutes It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 13 th January were a true and correct record. |
| 178 | Chairman's Announcements Cllr Williams advised that the foliage to the entrance to Heathywood was still looking in a sorry state. The Ast Clerk has advised St Modwens are aware. |

179 Correspondence

No Correspondence to note

180 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 13th February at 4pm.

Nothing pertaining to Worth

District Planning Committee – 20th February at 2pm.

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

181 Planning Decisions from Mid Sussex District Council

| | Address | WPC | MSDC |
|------------|---|------------|-------------|
| DM/24/2824 | 1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT | Defer | Permitted |
| DM/24/2777 | 61 Newtown Copthorne Crawley West Sussex RH10 3LX | Defer | Permitted |
| DM/24/2837 | 4 Elger Way Copthorne Crawley West Sussex RH10 3JJ | Defer | Permitted |
| DM/24/1482 | 40 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH | Defer | Permitted |
| DM/24/2818 | 16 Kitsmead Copthorne Crawley West Sussex RH10 3PW | Defer | Permitted |
| DM/24/3086 | Corners Church Road Copthorne Crawley West Sussex RH10 3RD | Support | Permitted |
| DM/24/3083 | Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE | | Refused |
| DM/24/1255 | 10 Maynard Street Copthorne Crawley West Sussex RH10 3US | Defer | Dispose |
| DM/24/2053 | Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF | Defer | Refused |

Cllrs NOTED this information.

182 Updates on the Mid Sussex District Plan-

There is no further update to report.

183 Applications in Neighbouring Parishes

The report was NOTED. Cllr Williams asked if there was a further update to Walnut Marches application as this sits within WPC boundary. The Ast Clerk will follow up.

184 Licencing

| Reference | Application Type | Address | Nature of Variation |
|------------|------------------|--|----------------------------------|
| LI/25/0065 | Premises | Co Op 1 Station Road, Crawley Down West Sussex RH10 4HZ | Removal Of Conditions |
| LI/25/0102 | Premises | Duman Turkish Restaurant & Meze Bar 12 Old Station Close Crawley Down West Sussex RH10 4TX | Update plan and amend conditions |

185 Appeals

| Reference | Address | Proposal | WPC Response |
|------------|---|---|---|
| AP/25/0001 | 38 Payne Way Copthorne Crawley West Sussex RH10 3YQ | Proposed single storey side/rear extension. | Defer to Officer – new build on Heathy Wood. In relation to application DM/24/1936. |

186 Planning Compliance Action

Nothing to note.

187 Highways Issues

Cllrs noted the continued road works at the Dukes head roundabout and noted that West Park Road is now also closed with a diversion in place.

188 Gatwick Airport

Cllrs NOTED the email updates.

189 Support for a TRO- Double Yellow lines to Woodland Drive Crawley Down

Cllrs all agreed to support the resident's application for a TRO for double yellow lines to Woodland Drive Crawley down, noting yellow lines should also be placed on the opposite side of the road including around the corners at the end of Hazel Way at the same time.

190 Ratification of Planning Recommendations

Cllrs NOTED this.

| Applications to be Ratified | Submissions |
|---|------------------|
| <u>DM/24/2862</u> <u>79 Church Lane Copthorne Crawley West Sussex RH10 3QG</u> Two Storey side extension and single Storey rear extension | Defer to Officer |
| <u>DM/25/0004</u> <u>5 Border Chase Copthorne Crawley West Sussex RH10 3QH</u> | Defer to Officer |

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| Proposed porch and tiled roof to existing bay windows | |
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191 New Planning Applications

| Type 1 Applications | |
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| <p><u>DM/24/3104</u></p> <p><u>Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Temporary agriculturally tied caravan accommodation</p> | Against. |
| <p><u>DM/25/0053</u></p> <p><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p> <p>Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses).</p> | Defer to Officer noting previous refused applications. |
| <p><u>DM/25/0047</u></p> <p><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p> <p>Conversion of two buildings (Use Class E) to form a three-bedroom family dwellinghouse (Use Class C3), associated outbuilding, amenity space and parking provision</p> | Defer to Officer noting previous refused applications. |
| Type 2 Applications | |
| <p><u>DM/24/2927</u></p> <p><u>Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u></p> <p>Part single part two storey extension</p> | Defer to Officer |
| <p><u>DM/24/3085</u></p> <p><u>40 Westway Copthorne Crawley West Sussex RH10 3QR</u></p> <p>Ground floor rear extension.</p> | Defer to Officer |

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| <u>DM/25/0140</u> <u>Cabin At Horsepasture Wood Wallage Lane Rowfant West Sussex</u> Application for an Existing Certificate of Lawful Use or Development for the construction of a residential cabin. 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. | Defer to Officer |
| Tree Applications | |
| No Applications | |

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

No Matters for consideration

193 Consideration of items for discussion by the Village Working Parties

No Matters for consideration.

194 Date of the next meeting

Monday 3rd March 2025 after the Finance and General Purposes Meeting.

Meeting closed at 8.27 pm

Chairman: _____

Date: _____