

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 7<sup>th</sup> April 2025, commencing at 7.30pm**

Cllr Casella  
(Chair)  
Cllr Bingle  
Cllr Coote

Cllr Kipps (Vice Chair)  
Cllr Kipps

Miss H Smith  
(Assistant  
Clerk)  
Cllr Phillips  
and the Chief  
Officer were  
present as a  
members of  
the Public

1 Member of Public

**Williams and Poin  
, it was agreed that  
Vice Chair**

<b>216</b>	<b>Public Question Time</b> A representative from St Johns Church in Copthorne addressed the committee looking for support for the following appeal AP/25/0018 Proposed installation of a 56-panel solar photovoltaic array on the South facing roof. The representative gave note there were 60 positive comments on the planning portal and no objections. The Church of England were also in favour of the application.  Cllr Casella advised the representative that they would need to put together a strong case for appeal. It was also advised that the appeal would be heard before the next committee meeting on the 12th of May.  Cllr Bingle arrived at 19.37pm
<b>217</b>	<b>Apologies</b> Apologies were received and noted for Cllr Pointer, Williams, Dorey, Gibson, King and Wilson.
<b>218</b>	<b>Declarations of Disclosable Pecuniary and Other Interests</b> Nothing to Note.
<b>219</b>	<b>Minutes</b> It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 3 <sup>rd</sup> March were a true and correct record.
<b>220</b>	<b>Chairman's Announcements</b> No Announcements to Note

## 221 Correspondence

The correspondence was NOTED from Squires Planning regarding planning application DM/24/2401 The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY.

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

Planning Committee – 10<sup>th</sup> April at 4pm.

Agenda not yet published at the time of writing this report. This meeting has since been cancelled.

District Planning Committee – 17<sup>th</sup> April at 2pm.

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

Nothing Pertaining from Worth.

## 223 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
AP/24/0042	Redwood, Tiltwood, Hophurst Lane, Crawley Down	Defer	Approved
DM/25/0053	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused
DM/25/0047	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted
DM/24/2799	Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ	Defer	Withdrawn
DM/25/0342	Land West of Copthorne Copthorne Way Copthorne West Sussex (DM/21/1969).	Defer	Permitted
DM/24/3085	40 Westway Copthorne Crawley West Sussex RH10 3QR	Defer	Permitted
DM/24/1572	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Defer	Permitted
DM/24/2719	Rowfant House Wallage Lane Rowfant Crawley West Sussex RH10 4NG	Defer	Permitted
DM/24/2772	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/0567	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ		Refused
DM/25/0249	Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer	Refused
AP/24/0058	27 Knowle Drive Copthorne	Noted	Allowed
DM/25/0233	Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted
DM/25/0279	Copthorne Cottage Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted
AP/25/0001	38 Payne Way Copthorne Crawley West Sussex RH10 3YQ		Dismissed
DM/25/0220	Sunnymead Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted

Cllrs NOTED this information.

## 224 Updates on the Mid Sussex District Plan-

There are no further updates to report.

## 225 Applications in Neighbouring Parishes

Cllrs NOTED the report.

**226 Licencing**

No new Licencing applications to note.

**227 Appeals**

Cllrs NOTED the following appeal.

Reference	Address	Proposal	WPC Response
AP/25/0010	Firs Farm Copthorne Common Copthorne Crawley	Conversion of two buildings to 1 x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision.	Defer to Officer noting overdevelopment of site.

**228 Planning Compliance Action**

Nothing to Note.

**229 Highways Issues**

Nothing to Note

**230 Gatwick Airport**

Cllrs NOTED the email updates.

**231 Updates to the Land West of Turners Hill Road Development-**

Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.

Cllrs NOTED the update.

Cllr Bingle requested the Ast clerk contact MDSC to ask when the applications were likely to be before the committee.

**232 Road Closures for the Copthorne Carnival Saturday 28<sup>th</sup> June 2025**

Cllrs NOTED the annual road closures.

**233 Proposed Base Station Upgrade at Cornerstone 12195523 At Old Sewage Treatment Works – Westway, Copthorne, West Sussex, RH10 3QS**

Cllrs NOTED the proposed station upgrade.

**234 Ratification of Planning Recommendations**

Cllrs NOTED this.

Applications to be Ratified	Submissions
<b><u>DM/25/0454</u></b>  <b><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b>  Proposed replacement extension to create new kitchen.	Defer to Officer

<p><b><u>DM/25/0455</u></b></p> <p><b><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b></p> <p>Proposed replacement extension to create new kitchen. <b>(Listed Building Consent)</b></p>	Defer to Officer
<p><b><u>DM/25/0245</u></b></p> <p><b><u>Land North of Ethlinden Hophurst Hill Crawley Down West Sussex</u></b></p> <p>Change of use of land to equestrian and associated works including post and rail fence and timber gate</p>	Defer to Officer, noting any impact to ancient woodland.
<p><b><u>DM/25/0483</u></b></p> <p><b><u>Palmers Autocenter Tyres Palmers Autocenter Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b></p> <p>Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) for Improvements to the landscaping strategy and enhanced planting.</p>	Defer to Officer
<p><b><u>DM/25/0494</u></b></p> <p><b><u>6 Beechey Close Copthorne Crawley West Sussex RH10 3LS</u></b></p> <p>Proposed front porch</p>	Defer to Officer
<p><b><u>DM/25/0532</u></b></p> <p><b><u>Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></b></p> <p>Proposed single storey 6 bay car port.</p>	Defer to Officer
<p><b><u>DM/25/0581</u></b></p> <p><b><u>6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL</u></b></p> <p>Proposed garage conversion</p>	Defer to Officer
<p><b><u>DM/24/2047</u></b></p> <p><b><u>Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU</u></b></p> <p>Proposed detached garage with games room above (revised plans received 24.01.2025. Great Crested Newt Certificate received 05.02.2025. Arboricultural Impact Assessment and Preliminary Method Statement received 07.03.2025).</p>	Defer to Officer
<p><b><u>DM/24/2401</u></b></p>	Defer to Officer,

<p><b><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></b></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 10.03.2025 to include pedestrian path)</p>	<p>Please check road safety issues re drop off and pick provision from Turners Hill Road at busy times of day.</p>
<p><b><u>DM/25/0297</u></b></p> <p><b><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></b></p> <p>Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions</p>	<p>Defer to Officer</p>
<p><b><u>DM/25/0453</u></b></p> <p><b><u>Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU</u></b></p> <p>Oak trees x2 - crown reduce by 3 metres</p>	<p>Defer to Tree Officer</p>

## 235 New Planning Applications

Type 1 Applications	
<p><b><u>DM/25/0708</u></b></p> <p><b><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></b></p> <p>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.</p>	<p>Defer to Officer noting the previously refused applications.</p>
<p><b><u>DM/25/0666</u></b></p> <p><b><u>Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></b></p> <p>Change of use of a single dwellinghouse to a pair of semi-detached dwellinghouses, with associated internal refurbishments and alterations. Conversion of rear Cold Store outbuilding and Main House loft space to habitable accommodation. Demolition of rear Laundry/ WC/ Store Building. Demolition of garage in rear garden. First floor extension to existing West side extension with new dual pitched roof. Remodelling of roofs to existing East side extension and converted rear Cold Store. Refurbishment of existing old butchers shop front</p>	<p>Defer to Officer, over development of site, lack of parking.</p>
<p><b><u>DM/25/0014</u></b></p> <p><b><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure,</p>	<p>Defer to Officer</p>

surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'	
<p><b><u>DM/25/0015</u></b></p> <p><b><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	Defer to Officer
<p><b><u>DM/25/0016</u></b></p> <p><b><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	Defer to Officer
<p><b><u>DM/25/0017</u></b></p> <p><b><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	Defer to Officer
<b><u>DM/24/2401</u></b>	Support- previous concerns regarding access has been addressed. Local need for

<b><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></b>  Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 27.03.2025)	childcare facilities in Crawley Down.
<b>Type 2 Applications</b>	
<b><u>DM/25/0657</u></b>  <b><u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u></b>  Erection of an annexe for ancillary use to the main dwellinghouse.	Defer non severance clause
<b><u>DM/25/0658</u></b>  <b><u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u></b> Erection of an annexe for ancillary use to the main dwellinghouse. 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.	Defer non severance Clause
<b><u>DM/25/0685</u></b>  <b><u>Ash Vale Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u></b>  Proposed log cabin in our back garden to provide a gymnasium and games room 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.	Defer – non severance clause
<b>Tree Applications</b>	
<b><u>DM/25/0642</u></b>  <b><u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></b>  Silver Birch (T3) - fell. Silver Birch (T4) - Fell. Western Hemlock (T5) - Reduce in height by 10 Metres. Red Alders (T1 and T2) - Fell to a 6-metre stump	Defer to Tree Officer
<b><u>DM/25/0826</u></b>  <b><u>18 The Martins Crawley Down Crawley West Sussex RH10 4XU</u></b>  4 x Oak, remove epicormic growth on main trunks and reduce crowns back to previous cut points aprox 1.5 to 2 m	Defer to Tree Officer

**236 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**  
No Matters for consideration

**237 Consideration of items for discussion by the Village Working Parties**  
No Matters for consideration.

**238 Date of the next meeting – Monday 12<sup>th</sup> of May 2025 at 7.30pm.**

*Meeting closed at 7.55 pm*

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

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