

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 12<sup>th</sup> May 2025, commencing at 7.30pm**

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

Miss H Smith (Assistant Clerk)

Cllr's Hodson, Phillips, Scott, Lord  
all sat as members of the public.

<b>216</b>	<b>Public Question Time</b> No Cllr Hodson asked the chair if he could speak during agenda item 18 New planning applications, specifically DM/24/2957 Prince Albert Pub. The chair agreed.
<b>217</b>	<b>Apologies</b> Apologies were received and noted for Cllr Gibson, Cllr King Cllr Coote and Cllr Pointer
<b>218</b>	<b>Declarations of Disclosable Pecuniary and Other Interests</b> None
<b>219</b>	<b>Minutes</b> It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 7 <sup>th</sup> April were a true and correct record.
<b>220</b>	<b>Chairman's Announcements</b>  Cllr Gibson email– increasing use of defer to officer  It was also NOTED the term had been adopted under the previous Chairmen John Hitchcock to reflect that councillors are not qualified professional planners. The committee felt the use of “defer to officer” was still appropriate. The Committee AGREED that we would instead Defer to previous comments if applicable.  Wates Community Day WPC would like to take the opportunity to thank Wates for the help with the Haven centre and the scout's hut.

**221 Correspondence**  
No correspondence to note

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

Planning Committee – 22<sup>nd</sup> May at 4pm.  
Agenda not yet published at the time of writing this report.  
District Planning Committee – 29<sup>th</sup> May at 2pm.  
Agenda not yet published at the time of drafting the report.

## 223 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/25/0140	Cabin At Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer	Refused
DM/25/0453	Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU	Defer to Tree Officer	Permitted
DM/24/2927	Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ	Defer	Permitted
DM/24/2400	Land At Gibbshaven Farm North of Felbridge Road Furnace Wood West Sussex	Object	Refused
DM/25/0748	Gibbshaven Barn Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19		Permitted
DM/24/2047	Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU	Defer	Permitted
DM/25/0455	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0454	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0532	Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ	Defer	Permitted
DM/25/0297	13 Grange Road Crawley Down Crawley West Sussex RH10 4JT	Defer	Permitted
DM/25/0826	18 The Martins Crawley Down Crawley West Sussex RH10 4XU	Defer	Permitted
DM/25/0642	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/0494	6 Beechey Close Copthorne Crawley West Sussex RH10 3LS	Defer	Permitted
DM/25/0581	6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL	Defer	Permitted
DM/25/0483	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted

Cllrs NOTED this information.

## 224 Updates on the Mid Sussex District Plan-

There is no further update to report.

Nothing has changed since the last committee meeting.

Formal complaint being raised.

## 225 Applications in Neighbouring Parishes

Cllrs NOTED the report.

Cllr Lord speaking as a member of the public NOTED there had been lots of applications and enquiries especially for traveller sites– default position of Tandridge is to let it go through.

## 226 Licencing

No new Licencing applications to note.

227	<b>Appeals</b>			
	Cllrs NOTED the following appeal.			
	Reference	Address	Proposal	WPC Response
	AP/25/0018	St John The Evangelist Church Church Road Copthorne West Sussex	Proposed installation of a 56-panel solar photovoltaic array on the South facing roof	Defer to Officer

**228 Planning Compliance Action**

Cllrs NOTED the information regarding Rowfant House.  
Cllr Williams NOTED Little Orchard

**229 Highways Issues**

Cllrs NOTED that Church Road Copthorne would be closed for one day 29<sup>th</sup> May 8am-6pm. UK Power network on site.

**230 Gatwick Airport**

No email updates to note.

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

Cllrs NOTED the 'Additional ecology information received 03/04/2025'.

S106 list

Community liaison group to be started.

**234 Ratification of Planning Recommendations**

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><b><u>DM/25/0294</u></b></p> <p><b><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></b></p> <p><b>Listed Building Consent.</b> Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works</p>	Defer to Officer
<p><b><u>DM/25/0295</u></b></p> <p><b><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></b></p> <p><b>Householder Application Proposal:</b> Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works</p>	Defer to Officer
<p><b><u>DM/25/0839</u></b></p> <p><b><u>13 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u></b></p> <p>Proposed single Storey wrap around extension. 2 Storey Side and Front Extension</p>	Defer to Officer
<p><b><u>DM/25/0850</u></b></p> <p><b><u>39 Rowan Walk Crawley Down Crawley West Sussex RH10 4JW</u></b></p> <p>Proposed ground floor new rear extension, ground floor new porch</p>	Defer to officer
<p><b><u>DM/25/0822</u></b></p> <p><b><u>2 Gage Close Crawley Down Crawley West Sussex RH10 4XT</u></b></p>	Defer to officer

Proposed two storey front extension, raise the height of an existing flat roofed extension to the rear and convert one half of the existing integral double garage to create a new utility room, W.C. and a study	
<b><u>DM/25/0916</u></b>  <b><u>Asgard Copthorne Common Road Copthorne Crawley West Sussex RH10 3JX</u></b>  Ground floor front/side and rear extension	Defer to Officer
<b><u>DM/25/0742</u></b>  <b><u>30 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u></b>  Removal of Condition 10 in relation F/72/538 and F/72/539 - to remove condition stating that walls and fences being erected require planning permission	Withdrawn
<b><u>DM/25/0014</u></b>  <b><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></b>  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.' 'Additional ecology information received 03/04/2025'.	Defer to Officer
<b><u>DM/25/0015</u></b>  <b><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></b>  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.' 'Additional ecology information received 03/04/2025'	Defer to Officer
<b><u>DM/25/0016</u></b>	Defer to Officer

<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 care home (Use Class C2) up to 70 beds, 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.' 'Additional ecology information received 03/04/2025 and change to description regarding the care home'.</p>	
<p><b><u>DM/25/0935</u></b></p> <p><b><u>Land Adjacent to Rowan East of Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></b></p> <p>Discharge of planning conditions C18 (External Lighting) and C23 (Electric Vehicle Charging) relating to planning reference DM/23/2961.</p>	<p>Defer to officer asking to check that no changes in outside lighting will be detrimental to the amenity of neighbours.</p>
<p><b><u>DM/25/0933</u></b></p> <p><b><u>57 The Meadow Copthorne Crawley West Sussex RH10 3RQ</u></b></p> <p>Double storey side extension.</p>	<p>Defer to Officer</p>
<p><b><u>DM/23/2732</u></b></p> <p><b><u>Carriall Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></b></p> <p>Demolition of an existing residential property and miscellaneous commercial activities. Proposed developing five new B8/B2 warehouse units with associated parking, drainage and external landscaping. The units will be constructed with steel frame and finished with insulated panels and timber cladding to blend with the adjacent Ancient Woodland incorporating PV panels, green sedum roofing and sky lights. (Updated Tree Report submitted 10.04.2025).</p>	<p>Defer to Officer</p>
<p><b><u>DM/25/0987</u></b></p> <p><b><u>Great Frenches Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></b></p> <p>Prior Approval for the conversion of a single-storey agricultural barn to a single-storey dwelling</p>	<p>Defer to Officer asking for a non-severance clause.</p>
<p><b><u>DM/25/1018</u></b></p> <p><b><u>5 Calluna Drive Copthorne Crawley West Sussex RH10 3XE</u></b></p>	<p>Defer to Tree Officer</p>

1 x Oak - Reduce crown back to previous cut points, approx 1- 3m and removal of epicormic growth on main trunk	
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## 235 New Planning Applications

Type 1 Applications	
<p><b><u>DM/24/3104</u></b></p> <p><b><u>Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Temporary agriculturally tied caravan accommodation. Amended plans, BNG metric and application form received 4th and 14th April to amend red line to provide on-site BNG</p>	Object previous comments
<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 (Amended plans and retail justification received 1 May 2025)</p>	<p>Object – Previous response still stands revised objection to include the following.</p> <p>Question traffic survey</p> <p>Quality of design.</p> <p>Wrong place</p> <p>Express projected takings from the retail viability report- turnover- small supermarket rather than as stated a convenience store.</p> <p>Potential loss of the post office which is a community asset.</p> <p>Cllr Hodson's comments will be passed on to the planning consultant.</p> <p>It was noted that 48 buses use Copthorne Bank a day.</p> <p>Cllr Phillips noted that a previous application DM/19/0134 was still live as the trenches for the foundation had been dug.</p> <p>As the application is complicated with significant implications for Copthorne, it was agreed a planning consultant should be approached to write the council's submission. "</p> <p>All AGREED to instruct planning consultant to write objection.</p>
Type 2 Applications	
<p><b><u>DM/25/1009</u></b></p> <p><b><u>27 Ivy Close Copthorne Crawley West Sussex RH10 3FT</u></b></p> <p>Loft conversion with rear dormer</p>	Defer to Officer
<b><u>DM/25/0438</u></b>	Defer to Officer

<p><b><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Proposed single storey rear extension, porch extension, first floor extension with a crown roof, changes to fenestration and removal of chimney. (Amended plans received 10.04.2025)</p>	
<p><b><u>DM/25/1045</u></b></p> <p><b><u>28 Old Station Close Crawley Down Crawley West Sussex RH10 4TX</u></b></p> <p>Proposed single storey rear extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planned merits of the proposed use cannot be taken into account. <b>LDC</b></p>	Defer to Officer
<p><b><u>DM/25/1074</u></b></p> <p><b><u>Sideways Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD</u></b></p> <p>Conversion of bungalow loft to provide bedroom, bathroom and mechanical room accommodation, and addition of front entrance porch at ground floor level</p>	Defer but refer to neighbourhood plan CNP3.1 Development proposals that would result in the net loss of single storey residential floorspace will not be supported.
<p><b><u>DM/25/1083</u></b></p> <p><b><u>6 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u></b></p> <p>Conversion of the existing bungalow's loft space into habitable accommodation and construction of a front porch extension.</p>	Defer to Officer
<b>Tree Applications</b>	
No Tree applications.	

**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 2<sup>nd</sup> June 2025 at 7.30pm.**

*Meeting closed at 20.05pm*

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

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