

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 2nd June 2025, commencing at 7.30pm

Present

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

Miss H Smith (Assistant Clerk)
Cllrs Hodsdon, Phillips, Lord and
Scott sat as Members of the
Public.

001	Election Of a Vice Chairman Cllr Williams nominated Cllr King this was second by Cllr Casella. It was AGREED by all present that Cllr King will be Vice Chair of the committee.
002	Public Question Time No questions
003	Apologies All Present
004	Declarations of Disclosable Pecuniary and Other Interests None
005	Minutes It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 12 th May were a true and correct record.
006	Chairman's Announcements Cllr Williams raised an issue of white and red paint markings which has been added on Turners Hill Road as though to mark drilling spots for future works. The area goes from north of Hurst Farm to beyond the south side of Huntslands. Cllr Kipps advised these were for Internet upgrades. Cllr Williams also advised concern regarding the temporary traffic lights at Withypitts Turners Hill as Ardingly have their annual South of England show this 6 th to the 8 th of June. This will bring lots of extra traffic to the area. Cllr Williams has asked the assistant clerk to ask WSCC Highways to consider this and other events in the area whilst planning future works.

007 Correspondence
No correspondence to note

008 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 12th of June at 4pm.
Agenda not yet published at the time of writing this report.
District Planning Committee – 19th of June at 2pm.
Agenda not yet published at the time of drafting the report.

Cllr Bingle asked Cllr Phillips in the public gallery if the Wates development was due to go to committee on the 19th of June. Cllr Phillips stated that the agenda was not yet published, and he would know 10 days beforehand.

Cllr Williams has advised Worth Parish Council should make representation at the committee meeting due to the response from residents, although Worth Parish Council does not object to the development, the council would like to be involved in the S106 considerations and have a community liaison group set up through reserved matters.

009 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/25/0685	Ash Vale Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Defer	Permitted
DM/25/0658	Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF	Defer	Permitted
DM/24/0036	Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL	Defer	Permitted
DM/25/0822	2 Gage Close Crawley Down Crawley West Sussex RH10 4XT	Defer	Permitted
DM/25/1018	5 Calluna Drive Copthorne Crawley West Sussex RH10 3XE	Defer	Permitted
DM/25/0438	Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/25/0839	13 Newlands Park Copthorne Crawley West Sussex RH10 3EW	Defer	Permitted
DM/25/0926	Land West Of Copthorne Copthorne Way Copthorne West Sussex		Permitted

Cllrs NOTED this information.

010 Updates on the Mid Sussex District Plan-

Planning Inspector is minded to fail the District Plan on the grounds of Duty to Cooperate. Mid Sussex District Council has commenced work to challenge through Judicial Review.

011 Applications in Neighbouring Parishes

Cllrs NOTED the report.

012 Licencing

No new Licencing applications to note.

013	Appeals			
	Cllrs NOTED the following appeal.			
	Reference	Address	Proposal	WPC Response
	AP/25/0025	The Oaks Shipley Bridge Lane Copthorne West Sussex	The removal of existing commercial buildings and the erection of 6 dwellings with associated access and parking. (Amended plans received including revised layout (19/07/2024) and Ecology report received).	Defer to officer. Part of land sits within WPC boundary therefore part of the S106 allocation should go to WPC.

014 Planning Compliance Action

Nothing to Note

015 Highways Issues

The London to Brighton Bike ride, temporary road closures will be in place on Sunday 15th June. Full details for residents will be published on our website and social media pages.

016 Gatwick Airport

Cllrs NOTED the email updates.

017 Updates to the Land West of Turners Hill Road Development-

Cllr Williams recommends sending representation to the committee meeting once date is confirmed.

018 Notification of Committee for Planning Application No DM/23/2732 - Carriall Copthorne Road Copthorne Crawley West Sussex RH10 3PD

Cllrs NOTED this was approved by the Committee last week.

019 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/1091</u> <u>Little Acorns Brookhill Road Copthorne Crawley West Sussex RH10 3PJ</u> Proposed single storey side extension, removal of front hipped roof and bay window, new render to front elevation and 2no. Front windows, velux sun tunnel to south facing existing roof	Defer to Officer
<u>DM/25/1102</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Variation of condition No: 2 relating to planning application DM/23/2360 - to amend the drawing list as the site plan has been updated	Defer to Officer

020 New Planning Applications

Type 1 Applications	
<u>DM/25/0245</u> <u>Land North of Ethlinden Hophurst Hill Crawley Down West Sussex</u> Change of use of land to equestrian and associated works including post and rail fence and timber gate (Corrected location and block plans received 14 May 2025)	Defer to Officer
<u>DM/25/1199</u>	Defer to Officer. There are concerns regarding potential overdevelopment

<u>Land Adjacent To 2 Meadow Approach Copthorne Crawley West Sussex RH10 3RF</u> Proposed demolition of 2no. garages and erection of a single dwelling (Class C3) with 2no. off-street parking spaces, plus provision of 1no. off-street parking space for 2 Meadow Approach	of the site and insufficient parking provision. These issues should be carefully assessed in conjunction with the policies and guidance outlined in the Copthorne Neighbourhood Plan to ensure sustainable development and minimal impact on the local community.
<u>DM/24/2263</u> <u>Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Erection of a replacement dwelling with annexe accommodation following demolition of existing dwelling and annexe. Amended Plans received 20.05.2025 to show revised house design with supporting Flood Risk Assessment and Arboricultural Report.	Defer to Officer
Type 2 Applications	
<u>DM/25/0533</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Listed building Consent Emergency work to part-dismantle and re-build two chimneys due to storm damage.	Defer to officer
<u>DM/25/0534</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Emergency work to part-dismantle and re-build two chimneys due to storm damage.	Defer to Officer
<u>DM/25/1234</u> <u>21 Kitsmead Copthorne Crawley West Sussex RH10 3PN</u> Proposed single storey rear extension, single storey front extension and first floor front extension	Defer to Officer
<u>DM/25/1241</u> <u>Cherokee Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u> T1 Beech tree - lift crown to a height of 5.5m Tree Applications	Defer to Tree Officer

<u>DM/25/1090</u> <u>33 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA</u> T3 Alder - reduce crown by upto 7 meters. Thin overhang over neighbour fence by upto 60%. Thin front of tree by 50%.	Defer to Tree Officer
<u>DM/25/1330</u> <u>7 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u> Oak - reduce overhang by max 1.5m. Chestnut T2 - reduce overhang by approx 1.5m. Chestnut T3 - reduce back to previous cut points. Beech T4 reduce back by approx 2m. Chestnut T5 - remove lowest branch facing garden.	Defer to Tree Officer. As this is a new development, please confirm whether there are any restrictions or protections applicable to the trees on or near the site.

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

No Matters for consideration

022 Consideration of items for discussion by the Village Working Parties

Cllr Bingle would like a paper drafted about the changes to planning and how that may affect the Planning and Highways committee.

023 Date of the next meeting – Monday 7th July 2025 at 7.30pm.

Meeting closed at 7.56 pm

Chairman: _____

Date: _____