

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on 7th July 2025,
commencing at 7.30pm

Present	Cllr Williams (Chair) Cllr Bingle Cllr Coote Miss H Smith (Assistant Clerk) 31 Members of public present Cllr Hodsdon sat as a member of the public.	Cllr Dorey (Vice Chair) Cllr Casella Cllr Kipps Cllr Wilson
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262 Elect a Vice Chair

Cllr Williams nominated Cllr Dorey, this was second by Cllr Coote.

263 Public Question Time

There were 27 members of the public present all to present their objections and concerns on the proposed development Land North of Burleigh Lane Crawley Down.

The ast clerk and Chair Cllr Willaims gave a brief history of the allocated site and explained that as the planning application was not yet validated by MSDC, the committee would not predetermine themselves but would listen to the residents' concerns. Cllr williams explained that public participation would last 15 mins.

First member of public was speaking on behalf of the homeowner whose bungalow would be left on an island between two access roads. There were concerns from residents this development was causing a detrimental effect on the resident's health mentally and physically.

Second Member of public was concerned on impact, noise and pollution the proposed new development would bring.

Third member of the public objected to the proposed development on the grounds of traffic safety, the resident was concerned that if each household had two cars that was an extra 200 cars on already congested, narrow roads. The resident was concerned about the impact on Kiln Road junction and the impact this would have on drivers, pedestrians and school children. The resident also believed that the current infrastructure in Crawley Down would not be able to cope.

Fourth Member of public agreed with all the above comments; they wanted Worth Parish Council to hold Mid Sussex accountable to the inspector's original access agreement of using Sycamore Lane as the preferred access route.

The member of public wanted to know Worth Parish council's view on the proposed access and the district plan. They also felt that there were aggressive tactics being used to entice residents to sell their homes to make way for the development.

Fifth Member of Public agreed with all the above comments and wanted to highlight the risk of subsidence the new development may cause to neighbouring properties on the northern boundary which have two tier gardens.

Homes have seen flooding in recent years since the last development.

They also noted the right to light and felt the new proposed development would affect the amount of light they currently get.

Their final concern was two well established oak trees that would have roots well within the proposed development area. Their concern was that damage to these roots could have a health and safety impact on the trees.

Sixth Member of the public was concerned about sewage. Crawley Down as a village all use black fibre pipes which usually have a life span of 25 years. New housing developments have tapped into existing pipes which are already at capacity.

They asked the question 'is the council aware of the situation'?

'Is the Council aware you cannot get a doctor's appointment in a month'?

Worth Parish council needs to be a voice to Mid Sussex!

Seventh Member of Public is a parent of a young child and was unable to get their child into Crawley Down School, this is not an isolated incident. Children are being offered junior school places in Godstone and East Grinstead.

Eighth member of public agreed with all the above comments and wanted to empathise their concerns regarding the Oak trees, subsidence and safety to residents.

Cllr Dorey reminded members of the public their 15 minutes had finished.

Cllr Williams thanked the members of the public and explained that Cllrs would get the opportunity to speak under agenda item 19, and that the rest of the meeting would continue.

264 Apologies

Apologies were received from Cllr Pointer and Cllr King

265 Declarations of Disclosable Pecuniary and Other Interests

None

266 Minutes

It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 2nd June were a true and correct record.

267 Chairman's Announcements

The Committee wished Cllr King all the best whilst in Hospital.

Was disappointed that there was no communication regarding the road closure at Copthorne Road Saturday 28th June from WSCC.

Correspondence

No correspondence to note

268 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 12th of July at 4pm.

Agenda not yet published at the time of writing this report.

District Planning Committee – 17th of July at 2pm.

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

269 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/25/0916	Asgard Copthorne Common Road Copthorne Crawley West Sussex RH10 3JX	Defer	Permitted
DM/25/1091	Little Acorns Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Defer	Permitted
DM/25/0933	57 The Meadow Copthorne Crawley West Sussex RH10 3RQ	Defer	Permitted
DM/25/0987	Great Frenches Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/25/1009	27 Ivy Close Copthorne Crawley West Sussex RH10 3FT	Defer	Permitted
DM/25/1241	Cherokee Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted

DM/25/1045	28 Old Station Close Crawley Down Crawley West Sussex RH10 4TX	Defer	Permitted
DM/25/1083	6 Knowle Close Copthorne Crawley West Sussex RH10 3LR	Defer	Permitted
DM/23/0504	Crawley Down Garage Snow Hill Crawley Down West Sussex		Permitted
DM/25/1074	Sideways Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD	Defer	Permitted
DM/25/1330	7 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP	Defer	Permitted

Cllrs NOTED this information.

270 Updates on the Mid Sussex District Plan-

Inspector minded to refuse, no further updates since the last committee meeting on the 2nd of June.

271 Applications in Neighbouring Parishes

Cllrs NOTED the report.

272 Licencing

No new Licencing applications to note.

273 Appeals

Cllrs NOTED the following appeal.

Reference	Address	Proposal	WPC Response
AP/25/0031	Firs Farm Copthorne Common Copthorne Crawley	Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses).	Defer to Officer
AP/25/0032	Firs Farm Copthorne Common Copthorne Crawley	Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses).	Defer to Officer

274 Planning Compliance Action

Cllrs noted reports to planning investigations

275 Highways Issues

Resurfacing works have now been scheduled for both the Star Junction and the section of the Copthorne Road between Rowlatt Lane and Furnace Wood in Felbridge. Works will take place during the school holidays which is helpful. The information below is on our website. I'll pass on any updates received. I will post on social media nearer the time.

A22/A264 Star Junction - Resurfacing

Provisional dates have been set for resurfacing at the Star Junction. Works will take place between 15-23 August, during the school holidays, and are expected to be overnight only (8.00pm-6.00am). The Traffic Restriction Order covers "A22 London Road, Felbridge which extends from its junction with The Glebe southwards to the boundary between the District of Tandridge and West Sussex County Council".

A264 Copthorne Road - Resurfacing

Provisional dates have been set for the resurfacing of the A264 Copthorne Road between Rowplatt Lane and Furnace Wood. The permit dates are 24th July to 9th August during the school summer holidays. The permit is for a full closure, and it is expected that most works will take place overnight (8.00pm-6.00am). The works are described by Surrey Highways as '*major resurfacing and full reconstruction including civils works where necessary*' so should also address the flooding issues on this stretch of road. The Traffic Restriction Order for these works covers '*the A246 Copthorne Road, Felbridge which extends from its junction with the western arm of Lake View Road to its junction with Crawley Down Road*'.

276 Gatwick Airport

Cllrs NOTED the email updates.

277 Updates to the Land West of Turners Hill Road Development

The committee have been informed the planning applications are due to go to the district planning committee meeting on the 17th of July.

278 Neighbourhood Plan

Cllrs NOTED the neighbourhood plan updates. All AGREED to use the existing credit with Squires to analysis the survey results. Cllrs asked for work to continue on the plans in both villages that did not require professional support whilst sourcing additional funding opportunities. It was AGREED that future funding would be budgeted for in the next financial year.

279 Land North of Burleigh Lane, Crawley Down" and is allocated for 50 dwellings (Site SA22)

Cllrs raised concerns about the process and the lack of public consultation. Residents were advised to contact Cllr's John Hitchcock and Ian Gibson as well as Local MP Mims Davies, to voice their concerns, as well as the planning portal once the application goes live.

In response to residents' concerns regarding infrastructure, Cllrs advised the room that as residents themselves of Crawley Down they were aware of issues with infrastructure and were concerned that children that lived in the village could not go to school within the village.

Cllr Kipps raised concerns regarding the local pumping station, and the impact future development would have on the Village Pond.

Residents were advised that as this was not a live application Worth Parish Council cannot agree a formal position, All Cllrs AGREED that they would want to obtain an independent drainage report and once the application goes live retain the advice of a professional body.

Cllr Casella advised residents that when making an objection, this should be on planning grounds and not emotional.

280 Nature Restoration Fund regarding the land north of Burleigh Lane development - Cllrs AGREED

281 Fingerpost Signage Heathy wood

All AGREED with the fingerpost wording.

282 Palmers Autocentre Tyres, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 4HQ - DM/25/0483 Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) Street naming and numbering application

Cllrs AGREED with a suggestion of Palmers Close

283 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><u>DM/25/1313</u></p> <p><u>Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Side ground floor extension. Replacement flat roof with existing conservatory. 2no rear flat roof canopies each side of existing conservatory</p>	Defer to Officer
<p><u>DM/25/1263</u></p> <p><u>Euro Seat / Euro Cupra Crawley Down Garage Snow Hill Crawley Down Crawley West Sussex RH10 3EQ</u></p> <p>Replace the existing Skoda signage with the new illuminated brand signage</p>	Defer to Officer
<p><u>DM/25/1371</u></p> <p><u>Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB</u></p> <p>Demolition of existing garage. Erection of new garage</p>	Defer to Officer
<p><u>DM/25/1404</u></p> <p><u>46 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN</u></p> <p>Change of Use to existing Garage with window to front and external access door to side</p>	Defer to Officer. There are concerns regarding potential overdevelopment of the site and insufficient parking provision. These issues should be carefully assessed in conjunction with the policies and guidance outlined in the Crawley Down Neighbourhood Plan to ensure sustainable development and minimal impact on the local community.
<p><u>DM/25/1384</u></p> <p><u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Retention of heat pump</p>	Defer to Officer
<p><u>DM/25/1456</u></p> <p><u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></p> <p>Oaks x 3 Remove epicormic growth on main trunks. Oak 4, reduce overhanging growth.</p>	Defer to Officer

284 New Planning Applications

Type 1 Applications	
<p><u>DM/25/1484</u></p> <p><u>Garden Building Keepers Cottage Copthorne Common</u> <u>Copthorne West Sussex</u></p> <p>Change of use to create a Community Pottery Studio.</p>	Defer to Officer
Type 2 Applications	
<p><u>DM/25/1036</u></p> <p><u>Olivers Wine Agency Units 17 And 18 Borers Yard Borers Arms</u> <u>Road Copthorne Crawley West Sussex RH10 3LH</u></p> <p>Proposed construction of a single storey front extension and raised seating area with enclosed railings</p>	Support
<p><u>DM/25/1304</u></p> <p><u>1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT</u></p> <p>Proposed single storey wrap around extension to rear and side</p>	Defer to Officer
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex</u> <u>RH10 4EY</u></p> <p>Erection of pre-school and associated works (Amended plans received 13.06.2025 to remove the proposed path and to include a Travel Plan)</p>	Worth Parish Council supports this application; Concerns regarding access have been addressed. There is a local demand for childcare facilities in Crawley Down.
Tree Applications	
<p><u>DM/25/1456</u></p> <p><u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></p> <p>Oaks x 3 Remove epicormic growth on main trunks. Oak T4, reduce overhanging growth by approx 2.5m (Amended Description)</p>	Defer to tree Officer
<p><u>DM/25/1603</u></p> <p><u>Lampson Court Copthorne Common Road Copthorne Crawley</u> <u>West Sussex RH10 3SL</u></p> <p>T8 (Beech) - Reduce height by 5m to reduce stress on the weak fork and reduce radial spread by 1.5m all round. Reduce the crown height by 5m and the crown spread by 3m.</p>	Defer to Tree Officer

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

All AGREED that that once all planning reform changes have been agreed, we ask Squires to do a training session for all Cllrs and Officers.

Consideration of items for discussion by the Village Working Parties-

286 No considerations

287 **Date of the next meeting – Monday 1st September 2025 at 7.30pm.**

Meeting closed at pm

Chairman: _____

Date: _____