

Worth Parish Council

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

Present Cllr Williams (Chair) Cllr Kipps (Vice Chair)
 Cllr Bingle Cllr Wilson
 Cllr Dorey Cllr Pointer

Miss H Smith (Assistant Clerk)
Chief Officer and Cllr Hodsdon sat
as members of the public
3 Members of Public

075	Elect a vice Chair Cllr Williams nominated Cllr Kipps, this was second by Cllr Dorey.
076	Public Question Time Cllr Williams welcomed all to the meeting. Two residents wished to speak and had a couple of questions for the committee regarding agenda item 20 Land North of Burleigh Lane, Crawley Down which is allocated for 48 dwellings. The resident wished to know if our objection letter was available to view on the MSDC portal, this was confirmed, concerns were raised over the Badger confidential report, the resident wished to understand if the parish had seen this report, the committee confirmed they had not. The resident also requested to know if Worth Parish council had asked MSDC to commission an updated report, for the Great Crested Newts, the ast Clerk advised that Worth Parish Council hadn't, but this was raised in our submitted objection.
077	Apologies Apologies were received for Cllrs Coote, King, Casella
078	Declarations of Disclosable Pecuniary and Other Interests None
076	Minutes It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 1 st September were a true and correct record. Fifth Member of the public has asked for the draft minutes to be changed from 'the report was commissioned in July to the end of June. All AGREED.
080	Chairman's Announcements Cophorne Hotel Signage- The chair felt that a letter to the proprietors of the Hotel regarding the hotel signage stating no photos.

081 Correspondence
No Correspondence to Note

082 Update on Mid Sussex District Council Planning Committee Meetings

District Planning Committee – 2nd October at 2pm.
Nothing Pertaining to Worth.
Planning Committee – 9th October at 4pm.
Agenda not yet published at the time of drafting the report.
District Planning Committee- 16th October at 2pm
Agenda not yet published at the time of writing this report.

083 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/25/1810	Trees At Marstal, Copthorne Bank And 2 The Glebe Copthorne Crawley West Sussex RH10 3RP	Defer	Permitted
DM/25/1864	Hurst House Copthorne Common Copthorne Crawley West Sussex RH10 3LG	Defer	Refused
AP/25/0025	The Oaks Shipley Bridge Lane Copthorne	Defer	Permitted
DM/23/1330	Birchwood Barn Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Defer	Withdrawn
DM/25/0014	Land West of Turners Hill Road and South of Hunts land Turners Hill Road Crawley Down West Sussex	Defer	Permitted
DM/25/0016	Land West of Turners Hill Road and South of Hunts land Turners Hill Road Crawley Down West Sussex	Defer	Permitted
DM/25/0245	Land North of Ethlinden Hophurst Hill Crawley Down West Sussex	Defer	Permitted
DM/25/2401	The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Support	Refused
DM/25/1974	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/1313	Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Defer	Permitted
DM/24/2646	Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted

Cllrs NOTED this information.

It was NOTED in regards to MSDC comments DM/25/240 relating to site access that school children cross on the lay by waiting for the school bus.

084 Updates on the Mid Sussex District Plan-

No Update to Note

085 Applications in Neighbouring Parishes

Cllrs NOTED the report.

086 Licencing

No new Licencing applications to note.

087	Appeals		
	Cllrs NOTED the following appeal.		
	Reference	Address	Proposal
	AP/25/0044	Hurst House Copthorne Common Copthorne Crawley	Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)

088 Planning Compliance Action

Cllrs NOTED the officers report.

089 Highways

Cllrs NOTED the Officers Report

090 Gatwick Airport

Cllrs NOTED the consent for Gatwick Airport Northern runway project.

091 Update the Royal Oak Site-

Cllrs NOTED the report in the meeting pack.

Officers have been asked to consider a comms strategy regarding comments on social media.

092 Updates to the Land West of Turners Hill Road Development

Cllrs NOTED the officer report.

It was NOTED the committee would like the officer to write to WATES for a s106 update.

Bowers Place

093 Cllrs NOTED the officers report.

Neighbourhood Plan

094 Cllrs NOTED the officer report.

095 Land North of Burleigh Lane, Crawley Down" and is allocated for 48 dwellings (Site SA22)

Cllrs NOTED the Officers Report.

096 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/1023</u> <u>Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST</u> The demolition of the existing site office and construction of a single dwelling and associated works. AMENDED PLANS received 4/09/2025 changing position of building and amended information of a Flood Risk Assessment, Bat Emergence and Re entry Survey and Arboricultural Report.	Defer to Officer
<u>DM/25/2247</u> <u>1 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> Scots Pine - sectional felling	Defer to Tree Officer

097 New Planning Applications

Type 1 Applications	
<u>DM/24/2957</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u>	Object- Addendum has been sent to the members of the committee to consider as well as the Copthorne Working Party.

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) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025)	
<u>DM/25/1770</u> <u>Annexe 38 Fairway Copthorne West Sussex RH10 3QA</u> Retrospective application for the creation of a new residential unit to be used as short term holidays lets.	Defer to Officer
<u>DM/25/0666</u> <u>Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u> Change of use from a single dwellinghouse to a pair of semidetached dwellinghouses. Conversion of rear outbuilding and main house loft space to habitable accommodation. Demolition of rear store building and rear garage. First floor side extension and remodeling of roofs (Amended plans received 22.08.2025)	Defer to Officer
<u>DM/25/2376</u> <u>Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY</u> Relocation of childrens play area fence and construction of path on edge of village green. Construction of eighteen public car parking spaces within public highway boundary to replace existing footpath and verge.	WPC Application - No Comment
Type 2 Applications	
<u>DM/25/2293</u> <u>28 The Martins Crawley Down Crawley West Sussex RH10 4XU</u> Retaining brick wall and levelled areas. 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
<u>DM/25/2349</u> <u>Darsana The Drive Copthorne Crawley West Sussex RH10 3JZ</u> Part garage conversion to provide a ground floor bedroom and en suite. Alterations to the existing garage including the addition of a window, new garage door and French doors at the rear. Raising of parapet and addition of a new roof covering. Addition of render to the garage front elevation.	Defer to Officer
<u>DM/25/2078</u> <u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u>	Defer to officer

Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property.		
<u>DM/25/2165</u>		Defer to Officer Noting covenant on site
<u>26 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u>		
Retrospective application for a red brick dwarf wall to the front boundary		
<u>DM/25/2379</u>		Defer to Officer
<u>Land Rear Of Heathview Copthorne Common Copthorne West Sussex</u>		
Permission in Principle Residential development of up to 2 self-build houses.		
Tree Applications		
<u>DM/25/2318</u>		Defer to Tree Officer
<u>Foresters Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u>		
T1 and T2- English Oak - Full crown reduction, reducing the height and spread by 2-3m and remove all major hazardous deadwood within canopy, as it overhangs neighbouring property and driveway.		
<u>DM/25/2334</u>		Defer to Tree Officer
<u>18 Kitsmead Copthorne Crawley West Sussex RH10 3PW</u>		
T1/T2 Oak- Reduce crown back to previous points (1.5m) maintaining natural shape		
<u>DM/25/2328</u>		Defer to Tree Officer
<u>4 Spring Copse Copthorne Crawley West Sussex RH10 3XY</u>		
Re-pollard lime tree to historical pruning points		
<u>DM/25/2387</u>		Defer to Tree Officer
<u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u>		
T22 Common Oak - crown lift by 5 metres and remove West facing sub lateral branches to prevent access point for squirrels to roof of the house.		
098	Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group	
099	No considerations	
	Consideration of items for discussion by the Village Working Parties-	
	No considerations	
100	Date of the next meeting – Monday 3rd November 2025 at 7.30pm.	

Meeting closed at 20.02pm

Chairman: _____

Date: _____