

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 3rd November 2025, commencing at 7.30pm

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| Present | Cllr Williams (Chair) | Cllr King (Vice Chair) |
| | Cllr Bingle | Cllr Casella |
| | Cllr Coote | Cllr Dorey |
| | Cllr Kipps | Cllr Wilson |
| | L Bannister (Chief Officer) | 10x members of the public |

101 Public Question Time

Members of the public were in attendance regarding the planning application DM/25/1593 Woodlands Close and Land to the North of Burleigh Lane, and raised concerns about the height of the proposed houses at the edge of the site and next to existing homes which are set lower than the site.

102 Apologies

Apologies were received from Cllr Pointer.

103 Declarations of Disclosable Pecuniary and Other Interests

None

104 Minutes

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

105 Chairman's Announcements

None.

106 Correspondence

The following was NOTED:

- A site is being promoted at Courthouse Farm, Copthorne for either 86 new homes or a care village with 101 bedrooms.
- Proposed base station upgrade at Trishlands, Burleigh Lane. To replace three existing antennas and one new cabinet.

107 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 13th November at 4pm.

Cllr Casella confirmed that the application for the Prince Albert will not be on the agenda, and there is nothing else on the agenda for the attention of Worth Parish Council.

Planning Committee – 20th November at 2pm.

Agenda not yet published at the time of drafting the report. However, it is understood that the planning application for DM/25/1593 will appear on this agenda.

108 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

| | Address | WPC | MSDC |
|------------|--|------------|-------------|
| DM/24/2263 | Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB | Defer | Permitted |
| DM/25/2051 | Copthorne Golf Club Bolders Arms Road Copthorne Crawley West Sussex RH10 3LL | Defer | Permitted |
| DM/25/2013 | 14 Bramble Close Copthorne Crawley West Sussex RH10 3QB | Defer | Permitted |
| DM/24/2514 | Kilnwood Cottage Turners Hill Road Crawley Down Crawley West Sussex RH10 4HB | Defer | Withdrawn |
| DM/24/1716 | Chandlers Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY | Defer | Permitted |
| DM/24/2622 | Barns Court Turners Hill Road Crawley Down | No comment | Permitted |

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| DM/25/1967 | Mill House Annexe Old Hollow Copthorne | Defer | Permitted |
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109 Updates on the Mid Sussex District Plan-

It was NOTED that:

- MSDC has corresponded with the Inspectorate requesting to talk about the duty to cooperate. The Inspectorate will consider this.
- MSDC considers the Plan is still within its examination period, which means they do have issues with their 5-year land supply.
- Position Statement - MSDC is working to put this in place. It is intended to support planning applicants to know what to submit with their planning application. MSDC has consulted with developers to prepare for this, and it will be open for consultation soon. It should be ready to be adopted in December. Chichester and Horsham District Councils already have this in place, and it is reportedly working well. However, it was noted that this has no statutory basis and is intended to be a guide.
- Guidance to parish and town councils on responding to planning applications guidance will be released explaining which policies should be referred to when responding to planning applications, e.g. the emerging Plan or previous Plan.
- The current position is that the current plan should be given full weight except where policies refer to housing delivery. The position statement will set out the weighting to current policies. Very little weight can be given to the emerging plan.
- MSDC will be holding a briefing session to explain the Position Statements. This will be attended by Cllr Williams and Cllr Dorey.
- MSDC members have a briefing on the position statement soon.
- Water neutrality has now been solved in other areas which means that there should not be as much pressure on MSDC to provide homes for surrounding areas.

110 Applications in Neighbouring Parishes

Cllrs NOTED the report and that a site is being promoted at Land North of Borers Arms Road, Copthorne which is not yet a planning application. A meeting has been requested with the developer.

Cllr Casella reported that a meeting will be held soon to discuss the A22/A264 corridor improvements.

111 Licencing

No new Licencing applications to note.

112 Appeals

Cllrs NOTED the following appeal.

| Reference | Address | Proposal |
|------------|--|---|
| AP/25/0049 | Land At Gibbshaven Farm North of Felbridge Road Furnace Wood West Sussex | Outline application with all matters reserved except for access from Felbridge Road, for the erection of up to 8 self/custom-build dwellings, public open space, new woodland, drainage and ancillary works. (Ecology response received 10.01.2025) |

It was AGREED to respond to the appeal to submit S106 requirements for Crawley Down.

113 Planning Compliance Action

Cllrs NOTED the officers report. There is a site on Turners Hill Road which has had a stop notice issued and is subject to legal proceedings.

114 Highways

Cllrs NOTED the Officers Report.

115 Gatwick Airport

Cllrs NOTED the consent for Gatwick Airport Northern runway project.

116 Updates to the Land West of Turners Hill Road Development

Cllrs NOTED the officer report. Since publication of that, correspondence has been received from Wates to confirm that they are in touch with residents regarding the access through Wychwood. Wates has confirmed that they have not sold the site. They have only just gone beyond the 6-week Judicial Review period therefore will only now consider next steps, which will be to sell the site or develop it under a Joint Venture. Where they do look to sell the site, any incoming developer seeking Reserve Matters would be bound by the parameters of the outline consent, therefore their commitments at the outline stage would remain.

117 Update the Royal Oak Site

Cllrs NOTED the report in the meeting pack.

118 Bowers Place

Cllrs NOTED the officers report.

In addition, it was reported that NatureSpace has recommended that a condition is added to require the Parish Council to complete a Precautionary Working Methods Statement detailing avoidance measures for great crested newts. The Project Manager has asked the Planning Officer to consider if this condition is necessary given the low risk of newts being on a site that is regularly mown and will only have temporary works taking place.

119 Neighbourhood Plan

Cllrs NOTED the officer report.

120 Land North of Burleigh Lane, Crawley Down

Cllrs NOTED the Officers Report.

A number of documents have been added to the planning portal showing elevations for buildings. The following concerns were raised by councillors:

- There is a three storey home set next to Hornbeam Close that is adjacent to an existing house that is set much lower.
- The SUDs don't appear to be beneficial to existing homes.

It was AGREED that a briefing document will be written for members of the District Plan Committee after the officer's report has been published. This will highlight the planning concerns of the site and will be sent to all members of that committee, plus the Leader, Cllr Gibson and Cllr Marsh.

Ongoing issues were noted with the pumping station which leads to concerns regarding sewerage from this site.

Members of the Planning Committee were encouraged to attend the District Plan Committee meeting on 20th November. The Parish Council will ask Cllrs Gibson and Hitchcock to attend and speak in objection.

It was AGREED that Cllr Williams would attend and speak on behalf of the Parish Council.

Residents were also encouraged to attend and book a speaking slot.

121 Ratification of Planning Recommendations

Cllrs NOTED this.

| Applications to be Ratified | Submissions |
|--|--------------------|
| <u>DM/25/2481</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Listed Building Consent. Proposed replacement extension to create new kitchen. | Defer to officer |

| | |
|---|------------------|
| <p><u>DM/25/2362</u></p> <p><u>7 Woodland Drive Crawley Down Crawley West Sussex RH10 4UF</u></p> <p>Proposed conversion of part of garage to habitable room</p> | Defer to officer |
| <p><u>DM/25/2330</u></p> <p><u>41 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA</u></p> <p>Crown reduction of the field maple in the front garden by 2 metres</p> | Defer to officer |
| <p><u>DM/25/2532</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Variation of condition no 2 of planning application DM/25/0454 - to allow for a minor change to the design of the approved scheme.</p> | Defer to officer |

122 Ratification of Planning Recommendations

It was RESOLVED to submit the following responses.

| Type 1 Applications | |
|--|---|
| <p><u>DM/25/1593</u></p> <p><u>Woodlands Close and Land to the North of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ</u></p> <p>The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close. (Amended plans and information received 10.09.2025 and 16.09.2025)</p> | Object, submit concerns raised at item 120 and previous objections still stand. |
| Type 2 Applications | |
| <p><u>DM/25/2613</u></p> <p><u>Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Conversion of the existing garage into ancillary accommodation, that will include a playroom, pool changing room and storage in the roofspace</p> | Defer to officer but request that a non-severance clause is added. |
| <p><u>DM/25/2690</u></p> <p><u>1 Copse Close, Crawley Down, RH10 4LS</u></p> | Defer to officer |

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|---|--|
| Proposed two storey side extension | |
| <p><u>DM/25/1199</u></p> <p><u>Land adjacent to 2 Meadow Approach Copthorne</u></p> <p>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. (Supporting statement and parking survey received 24/10)</p> | Defer to officer and comment on concern around parking |
| <p><u>DM/25/2397</u></p> <p><u>Witham Cottage, Felcot Road, Furnace Wood</u></p> <p>Variation of condition 2 of planning application DM/24/2772 to allow for substitution of drawings to show: the rear-facing first floor bedroom window to be changed to glazed French doors with fixed sidelights and fixed glazed window, addition of rooflight and rear Juliette balcony and on the front elevation reduced roof windows and the north side elevation corrected to show roof gutter line and hanging tiles to upper flank wall of first floor gable extension.</p> | Defer to officer |
| Tree Applications | |
| <p><u>DM/25/2575</u></p> <p><u>Little Sneg Brookview Copthorne Crawley West Sussex RH10 3RZ</u></p> <p>T2 Oak - Prune back lateral limbs on property side by approximately 1.5 m back to previous pruning points. T3 Oak Prune back lateral limbs on all sides by approximately 3m to balance crown leaving the spread at 7m.</p> | Defer to officer |
| <p><u>DM/25/2614</u></p> <p><u>2 The Glebe Copthorne Crawley West Sussex RH10 3RP</u></p> <p>Red Oak Tree - Crown Reduce back to previous pruning points and remove approx 3 meters of re-growth.</p> | Defer to officer |
| <p><u>DM/25/2572</u></p> <p><u>27 And 29 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA</u></p> <p>x2 Alder Trees (T7) and (T8) - Reduce height by 4 metres. Reduce remaining canopy by 2 metres to match, Crown lift to 4 metres.</p> | Defer to officer |
| <p><u>DM/25/2692</u></p> <p><u>14 Fermandy Lane, Crawley Down</u></p> <p>Reduce Oak Tree by 2 - 3m</p> | Defer to officer |

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

No considerations

124 Consideration of items for discussion by the Village Working Parties-

The Chair requested that working parties consider how they want the villages to develop in light of the new planning applications that were coming forward. Some members felt this was too soon in the process and this requires further discussion.

125 Date of the next meeting – Monday 1st December 2025 at 7.30pm.

Meeting closed at 8.10 pm

Chairman: _____

Date: _____