

Worth Parish Council

**Minutes of the Planning and Highways Committee Meeting held on 12th January 2026,
commencing at 7.30pm**

Present	Cllr Williams (Chair) Cllr Bingle Cllr Kipps Cllr Pointer	Cllr King (Vice Chair) Cllr Dorey Cllr Casella Cllr Wilson
	H Smith (Ast Clerk) 3 Members of the Public	Cllr Hodsdon sat in the public gallery

152 Public Question Time

Cllr Williams welcomed the members of public to the meeting and asked which agenda item they were here for. All were here for Agenda items 22 and 24 Courthouse Farm Development DM/25/3020 and DM/25/3021. It was RESOLVED that standing orders would be raised at agenda item 24 New Planning applications to allow members of the public to speak. Cllr Williams explained the rules of public participation in meetings.

153 Apologies

Apologies were received and NOTED from Cllr Coote

154 Declarations of Disclosable Pecuniary and Other Interests

None

155 Minutes

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

156 Chairman's Announcements

Upcoming drainage works on the M23 southbound carriageway between junctions 10 and 10a.

To carry out these works safely we'll need to close the M23 southbound carriageway overnight junctions 10 and 10a including the entry slip road at junction 10 to the M23 southbound carriageway. There will also be overnight closures to the M23 junction 10a exit slip road. Works will be overnight between the hours of 8pm to 6am Monday to Friday only.

Closure information:

M23 junction 10 to 10a southbound carriageway

- Monday 12 January for five nights
- Monday 19 January for five nights
- Monday 26 January for five nights

M23 junction 10a southbound exit slip road

- Monday 2 February for five nights
- Monday 9 February for five nights
- Monday 16 February for five nights

There will be signed diversions in place for the closures.

DM/25/3191 - Land to The South of Burleigh Lane Crawley Down West Sussex- New Outline application for 8 self-build houses- deadline for comments is the 26th of January, the ast clerk has asked the planning officer for an extension until after the next Planning and Highways committee meeting on the 2nd of February 2026.

157 Correspondence

No correspondence to NOTE.

158 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 15th of January at 4pm.

No agenda issued at the time of writing this report

Cllr Casella confirmed the Price Albert Application DM/24/2957 would be held at this next committee Meeting.

Planning Committee – 22nd January at 2pm.

No agenda issued at the time of writing this report.

159 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/25/2732	29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Defer	Permitted
DM/25/2387	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/2572	27 And 29 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/2379	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted (PIP)
DM/25/2763	Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/2613	Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/25/2810	Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX	Defer	Permitted
DM/25/2858	53 Bridgelands Copthorne Crawley West Sussex RH10 3QW	Defer	Permitted
DM/25/2904	Land West Of Copthorne Copthorne Way Copthorne West Sussex		Permitted
DM/25/2759	The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB	Defer	Permitted (PIP)
DM/25/2690	1 Copse Close Crawley Down Crawley West Sussex RH10 4LS	Defer	Permitted
DM/25/2856	Land Adjacent To 16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Defer	Permitted
DM/25/2376	Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY	No Comment	Permitted
DM/25/2397	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/2753	67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA	Defer	Permitted
DM/25/2817	Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Support	Permitted

160

Updates on the Mid Sussex District Plan-

The district plan is now back on track with a new inspector in place. Failure of duty to comply is no longer in place. New hearings will take place as soon as practicable, with a provisional start date of 24 February 2026

161

Applications in Neighbouring Parishes

Cllrs NOTED the report

162

Open consultation-National Planning Policy Framework: proposed reforms and other changes to the planning system-

The committee have requested that we ask a planning consultant to deliver a briefing to the Cllrs and officers, before considering a response.

163

Licencing

No new Licencing applications to NOTE.

164

Appeals

No Appeals to NOTE

165

Planning Compliance Action

No further updates to NOTE.

166	Highways Cllrs NOTED the Officers Report.
167	Gatwick Airport Cllrs NOTED any correspondence sent.
168	PC Consultation Telecoms Site Keepers Knights (Ref: CS 13053122)-
169	Cllrs NOTED the consultation, the committee RESOLVED not to respond to the consultation.
170	Updates to the Land West of Turners Hill Road Development No further updates to NOTE. The Ast Clerk has emailed Wates to enquire if there are any further updates for Wychwood residents regarding Access and Hurst Farm.
171	Update the Royal Oak Site AGREED action was to send the owner a letter regarding the deterioration of the site
172	Bowers Place Cllrs NOTED the officers report.
173	Neighbourhood Plan- Cllrs NOTED that neighbourhood plans should be a consideration for the 2026/27 budget.
174	Land North of Burleigh Lane, Crawley Down Cllrs NOTED the Officers Report.
	Courthouse Farm Development - Standing Orders will be raised during item number 24 New Planning Applications to allow for members of public to speak.
175	Ratification of Planning Recommendations Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/0294</u> Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer to Officer
Listed Building Consent Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)	
<u>DM/25/0294</u> Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB House holder application	Defer to Officer

Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)	
<u>DM/25/3026</u> <u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u> Proposed front porch and single storey side extension	Defer to Officer
<u>DM/25/3062</u> <u>Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u> Demolition of existing rear extension, construction of a new two storey extension to the rear	Defer to Officer
<u>DM/25/3105</u> <u>90 Lashmere Copthorne Crawley West Sussex RH10 3RT</u> T2 - Oak - reduce overhang by approximately 1.5 metres back to previous reduction points.	Defer to Officer
<u>DM/25/3111</u> <u>27 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u> T1 - Oak - reduce by 1.5m - 2m all-round as encroaching on the property and for tree maintenance	Defer to Officer
<u>DM/25/3093</u> <u>2 Borers Close Copthorne Crawley West Sussex RH10 3XW</u> Proposed single storey side and rear wrap around extension	Defer to Officer noting neighbour's concern
<u>DM/25/2675</u> <u>2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF</u> Retrospective application for a new hard standing to front driveway and erection of fencing to front boundary	Defer to Officer
<u>DM/25/2805</u> <u>Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Proposed extension of car repair workshop to provide a separate area for an MOT lane and relocation of the existing office building.	Defer to Officer

176 New Planning Applications- To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.

The Chair suspended Standing orders to allow Members of the public to speak.

First and second Members of Public- Concerns over the A264 and the impact these developments would have. They were also concerned over infrastructure that was already stretched with the addition of the Heathy Wood Development.

Concerns were raised over the lack of public consultation, only a few of the properties that reside along that part of the A264 were given a leaflet. Consultation website only gave an either-or option with no facility to give actual feedback.

Concerns were also raised about the loss of green space.

Third Member of the public to Speak was Mark Kosky Chair of the Copthorne Village Association.

Mark agreed with previous response and added the following concerns

Application area disconnected to the rest of the village; it's the wrong side of the A264.

Removal of the green landscape gives precedent for developers.

Minimal public consultation.

Concern over traffic pulling out onto the A264 whilst congestion was light due to the speed cars can travel down that road.

Copthorne is still on a hose pipe ban, and there was no response from the right water supplier on the MSDC portal.

Insufficient safe footpaths for existing pedestrians.

Type 1 Applications	
<u>DM/25/3021</u> <u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u> Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.	Object – Full report can be viewed on the MSDC Portal.
<u>DM/25/3020</u> <u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u> Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road	Object- Full Report can be viewed on the MSDC Portal.
<u>DM/25/3155</u> <u>The Havens Sports field Car Park the Haven Centre Hophurst Lane Crawley Down West Sussex</u> New/Replacement Village Hall.	Support
<u>DM/25/2995</u> <u>Steton Works Turners Hill Road Crawley Down West Sussex</u>	Defer to Officer

The proposed development involves the demolition of all existing buildings on-site, currently used as a garage/shed, to be replaced with two semi-detached dwellings (Residential C3) and associated parking.	
Type 2 Applications	
No applications	
Tree Applications	
No applications	

177 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group
No considerations

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

179 Date of the next meeting – Monday 2nd February 2026 at 7.30pm

Meeting closed at 8.35pm

Chairman: _____

Date: _____