

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 2<sup>nd</sup> February 2026, commencing at 7.30pm**

#### **Present**

Cllr Williams (Chair)  
Cllr Bingle  
Cllr Kipps  
Cllr Pointer  
Cllr Coote

Cllr Dorey (Vice Chair)  
Cllr Casella  
Cllr Wilson

H Smith (Ast Clerk)  
6 Members of public  
Chief Officer sat in the  
public gallery

#### **152 Elect a vice Chair**

Tony was nominated by Cllr Williams and Second by Cllr Bingle

#### **153 Public Question Time**

Cllr Williams welcomed all to the meeting and asked what agenda item everyone was there for. 1 member of public was here as the applicant for agenda item 174 New planning application DM/25/3191 Land to the South of Burleigh Lane Crawley Down West Sussex. The applicant gave a brief outline explaining that the site was in proximity to the recently approved application DM/25/1593 – Woodlands Close and Land North of Burleigh Lane, Crawley Down. This was an outline application for 8 custom/self-build plots.

All other residents were attending for agenda item 163 AP/26/0006 Land referred to as Fir Tree Place, Turners Hill Road Crawley Down.

First resident – Disappointed that the Parish Council will not take a stand and publicly take a stance on the application and support the residents. It was advised in accordance with our statutory role; Worth Parish Council would only formally consider and record a position if a planning application relating to this site is submitted and brought before our Planning & Highways Committee. This ensures that any decision is made within the proper legal framework and based on the relevant planning considerations. Worth Parish Council has been in constant contact with MSDC and are happy to listen and support residents' concerns.

Second Resident- Concerns were raised residents were nervous not knowing who is living in close proximity to them.

Residents were advised that it is a police matter to feeling unsafe in your home And were advised to contact District Cllr, John Hitchcock and District and County Cllr Ian Gibson, and local MP Mims Davies  
Residents were advised that a lot of this process is judicial, MSDC must follow procedures.

#### **154 Apologies**

Apologies received from Cllr King

#### **155 Declarations of Disclosable Pecuniary and Other Interests**

Cllr Pointer declared a non-pecuniary/personal interest, not financial. "I wish to declare a non-pecuniary interest in this application. I am in the process of purchasing a property on a neighbouring lane, which is near the site. I confirm I have no financial or business interest in the application. I wish to remain in the meeting and take part in the discussion and vote, unless directed otherwise".

#### **156 Minutes**

It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 5<sup>th</sup> January 2026 were a true and correct record.

## 157 Chairman's Announcements

No Announcements to NOTE.

## 158 Correspondence

No correspondence to NOTE.

## 159 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 12<sup>th</sup> of February at 4pm.

No agenda issued at the time of writing this report

Planning Committee – 19<sup>th</sup> February at 2pm.

No agenda issued at the time of writing this report.

## 160 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
AP/25/0044 DM/25/1864	Hurst House Copthorne Common Copthorne	Defer	Refused Appeal Dismissed
DM/25/2952	88 Lashmere Copthorne	Defer	Permitted
DM/25/2832	25 Kitsmead Copthorne RH10 3PN	Defer	Permitted
DM/25/2963	Lemon Meadow Turners Hill Road Crawley Down RH10 4EY	Defer	Permitted
DM/25/3002	57 Church Lane Copthorne RH10 3QF	Defer	Permitted
DM/25/2831	8 Elgar Way Copthorne RH10 3JJ	Defer	Permitted
DM/25/1770	Annexe 38 Fairway Copthorne West Sussex RH10 3QA	Defer	Permitted
DM/25/3062	Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/24/2957	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	Object	Refused
DM/25/3105	90 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/3093	2 Borers Close Copthorne Crawley West Sussex RH10 3XW	Defer	Permitted
DM/25/0295	Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/0294	Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/3111	27 Newlands Park Copthorne Crawley West Sussex RH10 3EW	Defer	Permitted
DM/25/2805	Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted

## 161 Updates on the Mid Sussex District Plan-

The Secretary of State has appointed a new independent Inspector, J Bore MRTPI to continue to conduct the examination of the plan.

Further examinations are due to take place from the 24<sup>th</sup> of February 2026 to the 27<sup>th</sup> of March 2026. A hearing program has been published on the examination webpage [Examination Webpage](#), full details on participation are also available on the examinations page.

## 162 Applications in Neighbouring Parishes

Cllrs NOTED the report

## 163 Licencing

No new Licencing applications to NOTE.

**164****Appeals**

	Address	Proposal	WPC Decision
AP/26/0008	26 Tiltwood Drive Crawley Down Crawley West Sussex	Retrospective application for a red brick dwarf wall to the front boundary.	Defer to Officer
AP/26/0006	Land referred to as Fir Tree Place, Turners Hill Road Crawley Down	Unauthorised residential caravans	

Cllrs NOTED the Appeals

**165****\*Planning Compliance Action****This item was confidential. The confidential report was noted**

AP/26/0006 Land referred to as Fir Tree Place, Turners Hill Road Crawley Down.

The Planning and Highways committee RESOLVED the committee would make written representation at the hearing, supporting the residents as well as MSDC and would not proceed with the formation of a Rule 6 party. The main point of concern from residents is not a material planning consideration. They have been advised by the office to report any harassment; intimidation claims directly to Sussex Police.

The Committee have AGREED to arrange a meeting with residents to listen to concerns and help provide some foundation for the written representation.

**166****Highways**

Cllrs NOTED the Officers Report.

Sink hole Wallage Lane Works are currently planned for next Wednesday 4th, Thursday 5<sup>th</sup> February subject to permits. WPC will contact WSCC to check sink hole has not spread to the other side of Wallage Lane. WPC to report the very large pothole on the contra flow in Turners Hill Road Crawley Down.

**167****Gatwick Airport**

Cllrs NOTED any correspondence sent.

**168****Updates to the Land West of Turners Hill Road Development**

Cllrs NOTED the officer report

**169****Update the Royal Oak Site**

The Cllrs AGREED that a statement should be published on the Worth Parish Council Website.

**170**

## **Bowers Place**

**171** Cllrs NOTED the officers report.

## **Updates on the Neighbourhood Plan**

Cllrs NOTED the Officers report.

Cllrs NOTED the ESALCWSALC Briefing Note. Cllrs RESOLVED to enquire with the WSALC advisor as well as Squires again regarding a training session for Cllrs with the proposed changes to NPPF.

Cllr Casella advised Land North of Borers Arms proposed developers have been in contact with MSDC and WSCC Highways.

**172**

## **Land North of Burleigh Lane, Crawley Down**

**173** Cllrs NOTED the Officers Report.

## **Courthouse Farm Development**

Cllrs NOTED the Officers Report.

## **174 Ratification of Planning Recommendations**

Cllrs NOTED this.

<b>Applications to be Ratified</b>	<b>Submissions</b>
<b><u>DM/25/3251</u></b> <b><u>38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ</u></b> Demolition of existing single-story extension and construction of the new two-storey side and single storey rear extension.	Defer to Officer
<b><u>DM/26/0031</u></b> <b><u>2 Greenside Crawley Down Crawley West Sussex RH10 4AG</u></b> Reduce Crown overhanging the boundary by 2m	Defer to Tree officer
<b><u>DM/26/0033</u></b> <b><u>86 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></b> Oak (t1) prune lateral section of tree overhanging garden of 86 (west/south/west) by 1.5m back to suitable growth points. Beech (T2) prune lateral section of tree overhanging garden of 86 (east/south/east) by 1.5m back to suitable growth.	Defer to Tree officer
<b><u>DM/25/2621</u></b> <b><u>45 Lashmere Copthorne Crawley West Sussex RH10 3RR</u></b>	Defer to Officer noting disappointment that the application is retrospective

Retrospective application form existing use for self-contained studio/unit.	
<p><b><u>DM/26/0050</u></b></p> <p><b><u>8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF</u></b></p> <p>T1 Oak tree located at rear of property behind garage. Reduce crown height and spread bt approx 3 metres. Remove lowest bough growing towards neighbouring property back to main trunk.</p>	Defer to tree Officer
<p><b><u>DM/25/3280</u></b></p> <p><b><u>Land Adjacent To Rowan East Of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH</u></b></p> <p>Variation of condition 2 relating to planning reference DM/23/2961.</p>	Defer to Officer noting neighbour's concern.

**175 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.

<b>Type 1 Applications</b>	
<p><b><u>DM/25/3191</u></b></p> <p><b><u>Land To The South Of Burleigh Lane Crawley Down West Sussex</u></b></p> <p>Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.</p>	<p>Defer to Officer noting the following concerns.</p> <p>A number of objections have been submitted by residents on the Mid Sussex District Council planning portal.</p> <p>Concerns have been raised that custom, and self-build properties can take several years to complete, resulting in prolonged disruption to neighbouring residents due to construction traffic, noise, and debris.</p> <p>Should MSDC be minded to approve the application, the Parish Council requests that consideration be given to imposing a condition specifying a clear commencement and completion timeframe to minimise long-term disturbance.</p>
<b>Type 2 Applications</b>	
<p><b><u>DM/26/0084</u></b></p>	OBJECT- mirroring the following concerns from residents over the location of the proposed sign on the

<p><b><u>Felbridge Manor Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></b></p> <p>Installation of 3x post mounted directional signs and 2x sets of individual letters</p>	<p>Corner of Chapel Lane it is too close to the boundary, dominant in size and is out of character to the rural nature of the lane.</p>
<p><b><u>DM/25/2078</u></b></p> <p><b><u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u></b></p> <p>Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property. (Amended plans and planting details received 02.01.2026)</p>	<p>Defer to Officer</p>
<p><b><u>DM/25/3026</u></b></p> <p><b><u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u></b></p> <p>Proposed front porch and single storey side extension.</p>	<p>Defer to Officer</p>
<b>Tree Applications</b>	
<p><b><u>DM/26/0178</u></b></p> <p><b><u>Rear Of 82 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></b></p> <p>Oak Trees x2 (T20 and T21) - T20 Crown reduction of approximately 2-3 metres, as appropriate to suitable growth points. T21 Crown reduction of approximately 2-4 metres, as appropriate to suitable growth points.</p>	<p>Defer to Tree Officer</p>

- 176 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**  
The committee RESOLVED to make initial contact with the developers/ owners of the Prince Albert Public House.
- 177 Consideration of items for discussion by the Village Working Parties-**  
No considerations
- 178 Date of the next meeting – Monday 2<sup>nd</sup> March 2026 at 7.30pm**

*Meeting closed at 20.41pm*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_