

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on 13th April 2026,
commencing at 7.30pm

Present

Cllr Williams (Chair) Cllr Bingle Cllr Coote Cllr Kipps Cllr Wilson	Cllr King (Vice Chair) Cllr Casella Cllr Dorey Cllr Pointer	L Bannister (Chief Officer)
		Cllr Phillips as non-committee member

200 Public Question Time

No questions raised.

201 Apologies

None.

202 Declarations of Disclosable Pecuniary and Other Interests

None.

203 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 2nd of March 2026, and these were duly signed by the Chair.

204 Chairman's Announcements

It was reported that there is mud on the A264 coming from the two new developments. The road needs cleaning and lorries need their wheels washed before leaving site. This will be reported to MSDC.

205 Correspondence

Cllrs NOTED the Correspondence.

206 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 9th of April at 4pm. (Cancelled)

Planning Committee – 16th of April at 2pm. (Cancelled)

207 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/26/0084	Felbridge Manor Turners Hill Road Crawley Down	Object	Permitted
DM/24/3104	Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Object	Permitted
DM/26/0178	Rear Of 82 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/26/0510	WPC Copthorne Recreational Ground Copthorne Bank		Permitted
DM/25/1240	Parkfields Farm Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN	Defer	Permitted
DM/26/0202	25 The Leas Crawley Down Crawley West Sussex RH10 4EP	Defer	Permitted
DM/26/0270	3 Greenside Crawley Down Crawley West Sussex RH10 4AG	Defer	Permitted
DM/25/3280	Land Adjacent To Rowan East Of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH	Defer	Permitted
DM/26/0276	77 Church Lane Copthorne Crawley West Sussex RH10 3QG	Defer	Permitted

DM/26/0306	Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY	Defer	Permitted (pip)
DM/26/0508	7 Grange Road Crawley Down RH10 4JT	Defer	Permitted (pip)

208 Updates on the Mid Sussex District Plan

Cllr Casella updated that the Regulation 19 examination has now finished. MSDC are now responding to queries and looking for more housing sites. It is still anticipated that the Plan will be completed in September.

209 Applications in Neighbouring Parishes

Cllrs NOTED the report.

210 Licencing

No new Licencing applications to NOTE.

211 Appeals

	Address	Proposal	WPC Decision
AP/26/0021	The Platt Turners Hill Road Crawley Down.	Erection of a Pre School and Associated Works	Support

The appeal was NOTED.

212 Planning Compliance Action

The report was NOTED. Various information has been shared with MSDC relating to Fir Tree Farm. WPC is aware of residents' concerns and taking this matter seriously.

213 Highways

Cllrs NOTED the Officer's Report. In addition, issues with the M23 junctions works were noted.

There is an advertisement on the Dukes Head roundabout. This will be reported.

Cllr Pointer arrived

There are pot holes at the end of Squires Close to report.

214 Update the Royal Oak Site

Cllrs NOTED the report. In addition, the following actions were requested:

- Contact the leader of MSDC about the S215 request.
- Invite the landowner to a meeting of this Committee.
- Ask the landowner if there has been a pre-application.
- Ask Cllr Gibson if there has been a pre-application.

Cllrs were reminded to report each issue with anti social behaviour at the site so that data is created.

215 Bowers Place

The report was NOTED, and the following information was added:

- The S278 agreement has now been received.
- The contractors are looking to start work in June, but this is subject to a road space booking being approved.

216 Copthorne Recreation Ground

The report was NOTED.

217 Reopening Manston Airport

RiverOak Strategic Partners Limited ('RSP') is working to redevelop and reopen Manston Airport as an air freight hub.

RSP is carrying out its Stage 3 airspace change consultation from Monday 16th March to Monday 22nd June 2026. The consultation will provide residents, communities and wider stakeholders with details of proposed changes to flight paths and airspace structure.

The consultation will have several aspects to it, including an online portal where our consultation materials and proposals can be viewed. We will also be running a series of in-person and online engagement events where attendees can view our proposals and talk to members of the project team. Consultees will be able to provide feedback via the online portal, at the consultation events or via our Freepost address (FREEPOST 1616).

The consultation will be run in accordance with airspace change standards governed by the Civil Aviation Authority (CAA). All progress regarding the consultation and wider airspace change process is available to view on the CAA's online portal, <https://airspacechange.caa.co.uk/>.

218 Ratification of Planning Recommendations

Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<p><u>DM/26/0542</u></p> <p><u>12 Heather Close Cophorne Crawley West Sussex RH10 3PZ</u></p> <p>Full demolition and construction of a new front porch and internal toilet area.</p>	Defer to Officer
<p><u>DM/26/0491</u></p> <p><u>Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Variation of condition no 2 relating to planning application DM/25/2613 - to alter the size of roof lights, along with change to install external cladding</p>	Defer to Officer
<p><u>DM/26/0508</u></p> <p><u>7 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></p> <p>Proposed hip to gable loft conversion with rear dormer and front facing roof windows. Single storey side extension. Single storey outbuilding to replace existing garage. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account</p>	Defer to Officer
<p><u>DM/26/0472</u></p> <p><u>The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS</u></p> <p>Erection of a single storey side and rear extension to form additional bedrooms, office, playroom and courtyard, including flat roof with parapet wall and alterations to fenestration</p>	Defer to Officer
<p><u>DM/26/0569</u></p>	Defer to Officer

<p><u>Landfall Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Demolition of existing attached double garage. Demolition of existing outbuilding. Two storey rear/side extension comprising replacement garage, store and WC with annexe above. First floor extension over existing balcony to extend Master Suite. Second floor and roof extension over balcony to extend loft accommodation</p>	
<p><u>DM/26/0688</u></p> <p><u>6 Burleigh Close Crawley Down Crawley West Sussex RH10 4UX</u></p> <p>Front extension, canopy, alterations to fenestration, enlargement of roof light in rear project and rendering of front gable feature</p>	Defer to officer
<p><u>DM/26/0693</u></p> <p><u>4 Lamin Way Copthorne Crawley West Sussex RH10 3ZG</u></p> <p>Loft conversion with dormer and Velux windows</p>	Defer to Officer, noting any covenants that may be in place on the new development.

219 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.

Type 1 Applications	
<p><u>DM/26/0577</u></p> <p><u>Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works</p>	Defer to officer
<p><u>DM/25/3021</u></p> <p><u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u></p> <p>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. ADDITIONAL INFORMATION submitted 10th and 25th March 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, cross sections, response to</p>	<p>WPC previously objected to this application on the following planning grounds.</p> <p>Conflict with the emerging District Plan</p> <p>Conflict with the Copthorne Neighbourhood Plan</p> <p>Insufficient infrastructure and unsustainable location</p>

<p>consultations, road safety design audit and district licence report</p>	<p>Material impacts on school provision, highways, water/ sewage and local green space</p> <p>Developer intentions and delivery risk</p> <p>The site is not allocated under the district plan, currently in Reg 19 stage, and lies outside the settlement boundary or the area intended for development in the Neighbourhood Plan.</p> <p>Resubmit objection – additional information does not affect it.</p>
Type 2 Applications	
<p><u>DM/26/0733</u></p> <p><u>Windyridge Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></p> <p>Demolition of existing rear conservatory and proposed first floor side extension over existing ground floor extension, first floor side extension over existing garage, two storey side extension, single storey rear extension, amendments to front porch and proposed new entrance gates.</p>	<p>Defer to officer</p>
<p><u>DM/26/0737</u></p> <p><u>Heathy Ridge Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></p> <p>Proposed extension of the existing single-storey ancillary domestic garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works</p>	<p>Request non-severance non-habitation clauses.</p>
<p><u>DM/26/0688</u></p> <p><u>6 Burleigh Close Crawley Down Crawley West Sussex RH10 4UX</u></p> <p>Front extension, canopy, alterations to fenestration, enlargement of roof light in rear project and rendering of front gable feature. Description amended 30.03.2026 to include partial garage conversion.</p>	<p>Defer to officer</p>
<p><u>DM/26/0491</u></p>	<p>Defer to officer</p>

<p><u>Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Variation of condition no 2 relating to planning application DM/25/2613 - to alter the size of rooflights, along with change to install external cladding (Amended plans received 31.03.26)</p>	
Tree Applications	
<p><u>DM/26/0779</u></p> <p><u>66 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>T1 Oak - reduce lateral limbs on the garden side by 2m. T2 Birch - Fell. T3 Oak - reduce lateral limbs on garden side by 2m.</p>	Defer to officer
<p><u>DM/26/0765</u></p> <p><u>Woodlands Lake View Road Furnace Wood East Grinstead West Sussex RH19 2QE</u></p> <p>Group of trees (T1) surrounding Garden office and Gym. The Group consists of approx 4-5 twin stemmed stands of overmature Sweet chestnut and 1 Beech - reduce overall by upto 2.5 metres. Mature Beech Tree (T2) with 5-6 stems - Reduce by 2.5 metres.</p>	Defer to officer

- 220 Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party**
No Considerations
- 221 Consideration of items for discussion by the Village Working Parties-**
No considerations
- 222 Date of the next meeting – Monday 11th May 2026 at 7.30pm at the Glebe Centre Crawley Down**

Meeting closed at 8.07 pm

Chairman: _____

Date: _____