

Worth Parish Council
**Minutes of the Planning and Highways Committee Meeting held on 11th May 2026,
commencing at 7.30pm**

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

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| Hannah Smith Ast Clerk |
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001 Elect a Vice Chair

Cllr Williams nominated Cllr Casella, second by Cllr Bingle.

002 Public Question Time

No questions raised.

003 Apologies

Received and NOTED from Cllrs Coote and King.

004 Declarations of Disclosable Pecuniary and Other Interests

None.

005 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 13th March 2026, and these were duly signed by the Chair.

006 Chairman's Announcements

When I stood to be Chair of Planning and Highways, I explained that while I worked in the planning sector, I had no involvement with sites in Worth Parish, Mid Sussex or West Sussex. While Chair I have had no involvement with any site that is a conflict of interest or any site within Worth Parish Council's area. However, I feel that with the failure of the District Plan and the pressures being put upon MSDC to find new sites the possibility of a conflict is now too high. I spoke to the Chief Officer a month ago just after our last committee meeting and explained to her that I would not be seeking re-election as Chair at the next annual meeting. During my time as Chair we have brought new procedures into our planning process, with meetings being held monthly and delegated decisions being taken. This hasn't been without controversy. For my first two years, after some teething problems, this worked in line with what was set out. However, in the last year I don't think the checks and balances established when the new system was formed have entirely worked. It is for members of the council to elect my successor and their Vice Chair. Could I suggest that careful consideration be given to how much time each has to scrutinise all applications and particularly those that are being considered via delegated powers.

As Planning Chair I have tried to give adequate time to all applications from both villages. I have appeared on MSDC's planning committee three times, and we won on one of them. I have also attended preapps for both villages. I have discovered little lanes and pathways I didn't know existed across the Parish.

The next period is going to be one in which planning in Worth will face challenges.

- The new neighbourhood plan needs drawing up swiftly. I would argue the priority is to think through what we want as "settlements" and sites within them thus defending and retaining our green land between them.

- The decision, expected very shortly, from the Secretary of State regarding an application called in before reaching a planning committee in Swale has significant implications for development along our border in Tandridge. If applications are routinely called in by the Secretary of State before reaching committee – there is a danger we will gain houses along our boundary without the S106/CIL funding to go with them.

- The election results turning some London Boroughs green may create a spillover effect making areas with good transport links to the capital even more attractive for developers who

will face hurdles in the areas of London concerned.

- Whatever happens at the Fir Tree Place public inquiry this week, this is likely to be an issue that rumbles on for a while, either with more applications for the same site, or the potential for the applicant to look for others.

I wish my successor well. They will need a good understanding of the rules of planning, a love of the area they live in, and a determination to represent both villages equally. Finally, I would like to thank you, the members of my committee, and Ian Gibson (who was a member until this year) for the help and support you have given during my chairmanship.

Correspondence

007 Cllrs NOTED the Correspondence.

008 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 21st May at 4pm. No agenda issued at the time of writing this report
Planning Committee – 28th May at 2pm. No agenda issued at the time of writing this report.

009 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

| | Address | WPC | MSDC |
|------------|--|------------|-------------|
| DM/26/0307 | Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY | Defer | Permitted |
| DM/26/0340 | Jensen Cottage 1A Sunnyhill Close Crawley Down Crawley West Sussex RH10 4GY | Defer | Permitted |
| DM/26/0378 | Ramblers 2 Chesterfield Close Furnace Wood East Grinstead West Sussex RH19 2PY | Defer | Permitted |
| DM/26/0005 | Stables Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HR | Defer | Permitted |
| DM/26/0154 | Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF | Object | Permitted |
| DM/25/2621 | 45 Lashmere Copthorne Crawley West Sussex RH10 3RR | Defer | Refused |
| DM/26/0339 | 46 Lashmere Copthorne Crawley West Sussex RH10 3RT | Defer | Permitted |
| DM/26/0542 | 12 Heather Close Copthorne Crawley West Sussex RH10 3PZ | Defer | Permitted |
| DM/26/0472 | The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS | Defer | Permitted |

010 Updates on the Mid Sussex District Plan

Cllrs have been invited to a briefing at MSDC prior to the Annual meeting to discuss potential sites for the district plan.

011 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

012 Licencing

No new Licencing applications to NOTE.

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| 013 | Appeals The appeal updates were NOTED. |
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014 Planning Compliance Action

Cllrs NOTED the officers report.

015 Highways

Cllrs NOTED the officer report.

It was reported that there is mud on the A264 coming from the two new developments in Felbridge. The road needs cleaning and lorries need their wheels washed before leaving site. This has been reported to MSDC. Tipper trucks are turning left from the site into Crawley Down Hophurst and adjacent roads are not appropriate for these trucks. District needs to look at the construction Mgt plan, the committee have resolved to write formally to MSDC planning compliance.

Crawley Down build out Station Road – WSCC highways were on site Friday 8th May, signs on bollards to be removed, plans are currently being drawn up and will be shared with WPC to consider.

Imberhonre Road closure – Lack of Communication, term time disruption on GCSE students, the committee have RESOLVED to formally write to Vistry homes and WSCC highways.

016 Update the Royal Oak Site
Cllrs NOTED the officers report

017 Bowers Place
Cllrs NOTED the officer report.

018 Copthorne Recreation Ground
Cllrs NOTED the officer report.

019 Ratification of Planning Recommendations
Cllrs NOTED the submissions to the MSDC planning portal.

| Applications to be Ratified | Submissions |
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| <p><u>DM/26/0882</u></p> <p><u>Fronwell Church Road Copthorne Crawley West Sussex RH10 3RD</u></p> <p>T2 / T3 / T4 /T5: Reduce back Yew trees growing towards the house by approximately 1.5 meters. T2 / T3 / T4 /T5: Reduce back the Yew trees overhanging Church Road by approximately 1.5 meters . T6: Reduce back Yew tree growing towards the house by approximately 0.5 meters</p> | Defer to Officer |
| <p><u>DM/26/0541</u></p> <p><u>Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></p> <p>Proposed erection of an ancillary single-storey, detached garage to accommodate up to eight no. cars</p> | Defer to Officer, asking for a non-severance clause to be attached. |

020 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.

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| Type 1 Applications | |
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| <p><u>DM/25/3020</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 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. ADDITIONAL INFORMATION submitted 8th April 2026 in respect of a FRA and drainage strategy, green ring strategy drawing, response to consultations, road safety design audit and district licence report</p> | <p>Object previous comments stand.</p> |
| <p><u>DM/26/0857</u></p> <p><u>Ollen Vicarage Road Crawley Down Crawley West Sussex RH10 4JJ</u></p> <p>Single dwelling on land adjacent to Ollen</p> | <p>PIP - Overdevelopment of the site and the absence of sufficient plans to properly assess the proposal—I respectfully request that this application be refused. At the very least, the application should not be determined until full, accurate, and accessible plans are made available for public scrutiny.</p> |
| <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. (Additional drainage information received 30/03/26 and transport information received 24/04/26</p> | <p>Defer to Officer</p> |
| <p><u>DM/26/1045</u></p> <p><u>The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></p> <p>Demolition of an existing dwelling and construction of a replacement self-build dwelling with a 2-bed annexe for ancillary use to main dwelling, rear balcony and indoor swimming pool</p> | <p>Defer to Officer</p> |
| <p>Type 2 Applications</p> | |

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| <p><u>DM/25/1384</u></p> <p><u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Retention of heat pump (Amended Plans and info rcvd 22.04.202</p> | Defer to officer |
| <p><u>DM/26/1004</u></p> <p><u>27 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></p> <p>Proposed single and double storey rear extension, replacement timber cladding and porch.</p> | Defer to Officer |
| <p><u>DM/26/1006</u></p> <p><u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></p> <p>Proposed single storey side and rear extensions and raised rear terrace.</p> | Defer to Officer |
| <p><u>DM/26/0941</u></p> <p><u>Hollyheart Cottage 12 Brookhill Road Copthorne Crawley West Sussex RH10 3QL</u></p> <p>Proposed loft conversion with rear dormer and front Velux windows 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/26/1081</u></p> <p><u>1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</u></p> <p>Erection of a single-storey outbuilding 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/26/1082</u></p> <p><u>1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</u></p> <p>Proposed single-storey rear extension and front extension for porch</p> | Defer to Officer |
| <p>Tree Applications</p> | |
| <p><u>DM/26/1048</u></p> <p><u>10 Brookview Copthorne Crawley West Sussex RH10 3RZ</u></p> <p>Reduce crown back to previous pruning points</p> | Defer to Tree Officer |

221 Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party
No Considerations

222 Consideration of items for discussion by the Village Working Parties-
No considerations

223 Date of the next meeting – Monday 1st June 2026 at 7.30pm at the Parish Hub Copthorne

Meeting closed at 20.06 pm

Chairman: _____

Date: _____