

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on 6th July 2026,
commencing at 7.30pm

Present	Cllr Gibson (Chair)	Cllr Casella (Vice Chair)
	Cllr Coote	Cllr Dorey
	Cllr Kipps	Cllr Pointer
	Cllr Wilson	Cllr King
	Hannah Smith Ast Clerk	17 Members of public Cllr Willians as a member of public

045 Public Question Time

Cllr Gibson welcomed all members of the public to the meeting and explained that the first 15 minutes of the Committee meeting were allocated for public questions. He advised that any questions arising from the meeting should be raised at the next meeting.

The first member of the public attended to speak in support of planning application DM/26/1366, Braemar, Bowers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH, which was listed under Agenda Item 21. A brief overview of the proposal was provided to members. The applicant explained that, once the development was complete, there would still be space for seven vehicles on the driveway. It was also noted that neighbouring residents had been consulted and were supportive of the application.

The second member of the public raised a question concerning Agenda Item 17 – The Royal Oak, asking whether representatives of the *Save the Pub* team had been invited to attend. Cllr Gibson explained that, at the Planning and Highways Committee meeting held on 1 June, it had been RESOLVED that Cllr Coote and Cllr Pointer, accompanied by an officer, would attend a Microsoft Teams meeting with the developer. Cllr Gibson noted his concern that two additional councillors, Cllrs Williams and Wilson, had also joined the call as a formal resolution had previously been made.

The third member of the public raised concerns regarding the proposed parking improvement works at Bowers Place. It was noted that a resident with a designated disabled parking space outside their property was concerned about where they would be able to park while the works were taking place. Questions were also raised regarding the anticipated start date of the project. Members advised that the works were expected to commence in September, and the Assistant Clerk would liaise with the Project Manager to discuss arrangements for the disabled parking space.

The second member of the public also asked what had happened to the money for the Crawley Down Village Hall. Cllr Gibson advised that Worth Parish Council has no involvement in the management of the Village Hall, as it is operated independently by a board of trustees.

046 Apologies

No apologies were received all members present

047 Declarations of Disclosable Pecuniary and Other Interests

Cllr Coote declared a non-pecuniary interest, as four of the new planning applications listed under Agenda Item 21 (DM/26/1484, DM/26/1350, DM/26/1414 and DM/26/0413) relate to properties within Furnace Wood

048 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 1st June 2026, and these were duly signed by the Chair.

049 Chairman's Announcements

Cllr Gibson reported that there were no announcements to make, it was announced that Land referred to as Fir Tree Place AP/26/0006, the appeal has been dismissed. The Committee NOTED this decision.

Correspondence

050 Cllrs NOTED the Correspondence.

Cllr Gibson referenced the sites in the proposed Tandridge District plan and urged Cllrs from Copthorne to attend the public consultation. The nearest consultation is at the Centenary Hall Smallfield on the 13th of July 2-7pm. Sites that sit near the parish boundary include
Felbridge show ground
Doves Barn
North of Borers Arms Road

051 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 9th July at 4pm.

No items pertaining to Worth- Cllrs NOTED this.

Planning Committee – 16th July at 2pm.

052 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/26/0779	66 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/3191	Land To The South Of Burleigh Lane Crawley Down West Sussex	Defer	Refused
DM/26/1048	10 Brookview Copthorne Crawley West Sussex RH10 3RZ	Defer	Permitted
DM/26/0941	Hollyheart Cottage 12 Brookhill Road Copthorne Crawley West Sussex RH10 3QL	Defer	Permitted
DM/26/0693	4 Lamin Way Copthorne Crawley West Sussex RH10 3ZG	Defer	Permitted
DM/26/0733	Windyridge Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ	Defer	Permitted
DM/25/1384	Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Refused
DM/26/1081	1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP	Defer	Permitted
DM/26/1082	1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP	Defer	Permitted
DM/26/0569	Landfall Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/24/2401 Appeal Ref 6005539	The Platt Turners Hill Road, Crawley Down RH10 4EY	Support	Dismissed
DM/26/1004	27 Erica Way Copthorne Crawley West Sussex RH10 3XG	Defer	Permitted
DM/25/1593	Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ	Object	Permitted
DM/26/1075	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Support	Permitted
DM/26/1083	Hoadlye Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS	Support	Permitted
DM/26/1203	Beechey Knowle Borers Arms Road Copthorne Crawley West Sussex RH10 3LU	Support	Permitted

053 Updates on the Mid Sussex District Plan

Cllrs NOTED the update in the officer's report.

054 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

055 Licencing

No new Licencing applications to NOTE.

056	Appeals No new appeals to NOTE.
------------	---

057 Planning Compliance Action

Cllrs NOTED the officers report

A temporary stop notice has been issued Land at and rear of 3 Heathview Cottages Copthorne Common Road, DM/25/2379. This notice was issued on the 3rd of July, takes effect on the 4th, and remain in force until the 29th of August 2026.

058 Crabbet Park

Cllrs NOTED the officers report. Cllr's Philips and Casella will already be attending in their Mid Sussex ward Cllr capacity. Cllr's Dorey and King nominated themselves, Cllr Gibson asked if any Crawley Down representatives would like to attend. It was AGREED to refer this back to the working party groups to further consider.

059 Gatwick

Cllrs NOTED Cllr Lords report.

060 Highways

Cllrs NOTED the officers report

TRO Consultation Turners Hill Road- Cllrs raised concerns regarding signage at the business park, the HGG no right turn sign cannot be seen until the vehicle turns right.

061 Update the Royal Oak Site

Cllrs NOTED a further team meeting on the 3rd of July 2026 at 11am, to further discuss the concerns from the previous meeting. The Owner of the Royal Oak was urged to hold a public consultation, to consider the views of residents in Crawley Down.

Cllrs also noted the correspondence from the office to MSDC leader Cllr Robert Eccleston requesting respectfully that Mid Sussex convene a meeting with the owner of the Royal Oak at the earliest opportunity.

062 Neighbourhood Plan

Cllrs NOTED the update on the Neighbourhood plan and thanked the ast clerk for collating and summarising the results.

063 Terms of Reference

This agenda item has been deferred until the next planning and highways committee meeting on the 7th of September 2026.

064 Ratification of Planning Recommendations

Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<u>DM/26/0541</u> <u>Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u> Proposed erection of an ancillary single-storey, detached garage to accommodate up to six no. cars. (Amended description and amended plans received 03.06.2026)	Worth Parish Council considers that the updated plans contain material changes to the previous plan and the LPA should allow proper time for them to be considered by statutory consultees. In particular, the Tree Officer

	should be reconsulted to consider the impact of the revised replacement tree position on H8, and the visual amenity of the new garage door on adjacent buildings re-assessed.
--	---

065 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	
<u>DM/26/1220</u> <u>Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ</u> New Dwelling	Worth Parish Council strongly objects to this proposal. The proposal conflicts with DP12 and the Copthorne neighbourhood plan. The Council notes the previous commercial/industrial nature of the site and considers that appropriate investigations should be undertaken to establish whether any contamination is present. Should planning permission be granted, the Council recommends that suitable planning conditions are imposed.
<u>DM/26/1431</u> <u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u> Demolition of existing two storey dwelling and detached garage and erection of replacement two storey dwelling (self-build) with accommodation in roofspace and integral double garage	Worth Parish Council supports this application. However, the Council notes that custom and self-build projects can take a considerable period to complete, potentially resulting in prolonged disturbance to neighbouring residents through construction traffic, noise, and site-related debris. The Parish Council therefore requests that appropriate conditions be imposed to minimise disruption, including restrictions preventing the unloading of materials within Sandy Lane and the specification of clear construction working hours. Should Mid Sussex District Council be minded to approve the application,

	Worth Parish Council further requests consideration be given to the imposition of a condition requiring development to commence within a defined period and to be completed within a reasonable timeframe, in order to limit the duration of construction impacts on neighbouring properties and the wider area.
<u>DM/26/1484</u> <u>Former Fishery Car Park Lake View Road Furnace Wood West Sussex</u> Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping	Worth Parish Council objects to this application and considers the proposal to be contrary to Policy DP12 of the Mid Sussex District Plan and to the policies of the Crawley Down Neighbourhood Plan. Councillors also note the site's previous industrial use and consider that appropriate site investigations should be undertaken to determine whether any contamination is present and whether any remediation measures are required before development proceeds. Furthermore, Worth Parish Council requests that due consideration be given to the public footpath adjacent to the site. Any potential impacts on the safety, accessibility, and enjoyment of this route during both the construction and operational phases of the development should be carefully assessed and appropriately mitigated.
<u>DM/26/1146</u> <u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Replacement radio mast and antenna (Updated plans received on 09/06/2026)	Worth Parish Council objects to the application on the grounds that the revised proposal introduces a freestanding mast on a substantial concrete pad foundation, creating a more prominent and permanent form of development than previously indicated. The Council shares residents' concerns regarding the visual impact of the structure and considers that insufficient justification has

	been provided to demonstrate that the scale and siting of the antenna would not adversely affect the character of the locality and neighbouring amenity.
Type 2 Applications	
<u>DM/26/1273</u> <u>Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ</u> Variation of conditions 4 and 10 relating to Planning Application DM/17/2946 - to extend the operating hours to Monday - Sunday 07:00 to 19:30 including bank and public holidays.	Worth Parish Council supports this application.
<u>DM/26/1366</u> <u>Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH</u> Proposed single rear storey extension to existing extension. Two storey side extension	Worth Parish Council supports this application.
<u>DM/26/1350</u> <u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u> Proposed triple garage to front drive area at Brambleside	Worth Parish Council supports this application, however, requests that officers consider the width of the access road and its suitability for construction and delivery vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.
<u>DM/26/1006</u> <u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u> Proposed single storey side and rear extensions. Amended Plans received 04.06.2026 and 08.06.2026.	Worth Parish Council Supports this application
<u>DM/26/1414</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Variation of condition no 2 relating to planning application DM/20/2603 - to allow for design changes	No further comments.
<u>DM/26/1253</u>	Worth Parish Council Supports this application

<u>Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ</u> Proposed open porch to front elevation	
<u>DM/26/1143</u> <u>18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ</u> Single storey extension to rear elevation, new first floor extension built over existing garage, removal of existing single storey side extension and removal of existing chimney. (Tree Report received 05.06.2026, amended description and amended plans received 24.06.2026)	Worth Parish Council Supports this application
<u>DM/26/0413</u> <u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Proposed double storey front extension, porch and outbuilding.	Worth Parish Council requests that Mid Sussex District Council satisfy itself that the proposed garage conversion and annex remain ancillary to the main dwelling, and that the development preserves the spacious and wooded character of Furnace Wood in accordance with Crawley Down Neighbourhood Plan Policy CDNP04.1
Tree Applications	
<u>DM/26/1352</u> <u>18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU</u> Leyland Cypress Trees (T1,T2 and T3) - Fell. (T4) - Crown reduce by 2-3m top and sides	Worth Parish Council supports this application. Should Mid Sussex District Council be minded to approve the application, the Parish Council recommends that a condition be imposed requiring suitable replacement planting for any trees felled as per the Copthorne Neighbourhood plan.
<u>DM/26/1433</u> <u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u> (T3) Oak - Crown thin by 30 percent Crown reduction by 6m.	Worth Parish Council supports this application.
<u>DM/26/1586</u> <u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u> Oak T1 - reduce no further than previous points, approx 2.5m and remove epicormic growth to crown break. Oak T2 - reduce over extended limb closest to roof by approx. 3m	Worth Parish Council supports this application.

066 Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party

No Considerations

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

The minutes from the meeting with the owner of the Royal Oak is to be shared at the next Crawley Down Working party for members to consider.

Both working parties are also to consider nominating members to attend the WATES Crabbet park meeting consultation dates.

068 Date of the next meeting – Monday 7th September at 7.30pm at the Parish Hub Copthorne

Meeting closed at 8.27 pm

Chairman: _____

Date: _____