

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on 7th September 2026,
commencing at 7.30pm

Present

Cllr Casella (Chair)
Cllr Coote
Cllr Kipps
Cllr Gibson

Cllr Wilson (Vice Chair)
Cllr Dorey
Cllr Pointer
Cllr King

Hannah Smith
Ast Clerk

Cllr Hodsdon and Cllr Philips as a
member of public

10 members of the public

069 Elect a vice Chair – Cllr Wilson was nominated by Cllr Casella and Second by Cllr King.

070 Public Question Time

The Chair welcomed all members of the public to the meeting.

First Member of the Public

Raised concerns regarding parking issues on Copthorne Bank.

Reported vehicles parking on both sides of the road, resulting in double parking and traffic difficulties.

Second Member of the Public

Advised that they had submitted a letter to the Parish Council concerning traffic issues along Copthorne Bank.

Expressed concern that the current situation presents a significant road safety risk and that a serious accident could occur if no action is taken.

Third Member of the Public (Worsell Drive Resident)

Requested that the Council address the points raised in a letter submitted to Cllr Gibson, including:

Drainage concerns, the bus gate and lack of provision for a doctor's surgery.

Ian Gibson advised that any Freedom of Information (FOI) requests should be submitted directly to the relevant authority.

The deputy Clerk advised that the bus gate has always been monitored, however whilst the road is still not adopted, no fines can be issued.

Fourth Member of the Public

Wanted to object to planning application DM/26/1613 Land Parcel Adj. To Worsell Drive Copthorne West Sussex.

The Chair advised residents wishing to object to planning applications that objections submitted through the Planning Portal must be based on valid planning grounds.

Noted that individual complaints or personal concerns that are not planning-related would not be considered material planning considerations.

The resident also had concerns regarding parking outside their home from delivery vehicles.

The deputy clerk advised the resident to write into the office.

Fifth Member of the Public (Post Office Representative)

Spoke regarding the Prince Albert application.

Explained that the business is a family-run operation and expressed concern that the proposal could result in the closure of the Post Office.

Noted that considerable time and money had been invested in the business.

They also had traffic and Planning Concerns.

Concerns were raised regarding traffic levels at the junction associated with the application.

It was noted that Worth Parish Council had objected to a previous application and would be maintaining the same position.

Members noted that there were two separate applications under consideration.

Concern was expressed that the proposed convenience store would increase traffic congestion in the area.

071 Apologies

Apologies were received and NOTED from Cllr Clare Pointer.

072 Declarations of Disclosable Pecuniary and Other Interests

Cllr Gibson declared an interest in Agenda Item 16, Mid Sussex District Plan Main Modifications Consultation. He advised that, in his capacity as a Mid Sussex District Councillor, he wished to retain the opportunity to speak during the District Council's consideration of the matter. Accordingly, he took no part in the vote on this item.

073 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 7th of September 2026, and these were duly signed by the Chair.

074 Chairman's Announcements

On behalf of Worth Parish Council, we would like to extend our sincere thanks to Cllr Ian Gibson for his dedication and commitment during his time as Chair of the Planning and Highways Committee.

Ian has provided steady leadership, valuable insight, and thoughtful guidance on a wide range of planning and highways matters. His hard work, attention to detail, and willingness to support both fellow councillors and the wider community have been greatly appreciated. We thank Ian for his service and contribution to the Committee.

Correspondence

075 Cllrs NOTED the Correspondence.

076 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 13th August at 4pm.
10th September at 4pm

Planning Committee – 20th August at 2pm.
17th September at 2pm

077 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/26/1147	7 Hornbeam Place Crawley Down Crawley West Sussex RH10 4AQ	Support	Permitted
DM/26/0541	Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/26/1006	19 Church Lane Copthorne Crawley West Sussex RH10 3QF	Defer	Permitted
DM/26/1352	18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU	Support	Permitted
DM/26/1586	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	Support	Permitted
DM/26/1433	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	No further comment	Withdrawn
DM/26/1253	Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Support	Permitted
DM/26/1627	Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG	Support	Permitted
DM/26/1366	Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH	Support	Permitted
DM/26/1431	Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Support	Permitted
DM/26/1045	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted

DM/26/1466	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	-	Withdrawn
DM/26/1273	Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ	Support	Permitted
DM/26/1594	2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Support	Permitted
DM/26/0207	Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU	Defer	Permitted
DM/26/1678	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Refused	Object
DM/26/1745	Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Support	Permitted
DM/26/0413	Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Defer	Permitted
DM/23/2493	Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Object	Refused
DM/26/1604	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	Support	Permitted

078 Updates on the Mid Sussex District Plan

Cllrs NOTED the update in the officer's report.

079 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

080 Licencing

Cllrs NOTED the new application

081	Appeals Cllrs NOTED the appeal, Cllr Gibson questioned Worth Parish Council's previous response and asked if the committee wanted to respond to the appeal.
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082 Planning Compliance Action

Cllrs NOTED the officers report

083 Crabbet Park

The committee AGREED to not respond to the proposed communications installation consultation.

Cllrs NOTED the Crabbett park consultation dates.

084 Tandridge District Plan

Cllrs NOTED the officer Report.

085 Mid Sussex Main Modifications District Plan

Cllr Gibson abstained

Cllr Dorey Second by Cllr King – Proposed removal of Co Living and include Cllr Gibson's figures and the section on Brighton's unmet need.

All Cllrs present with the exception of Cllr Gibson who abstained Voted in favour of draft two with the proposed changes.

086 Highways

Cllrs NOTED the officer report

- 087 Bus Service Improvement Plan (BSIP)**
The Committee AGREED to support this Plan
- 088 Update the Royal Oak Site**
Cllrs NOTED the Officer report
- 089 King George's Playing Field Copthorne**
Cllrs NOTED the officer report
- 090 Terms of Reference**
The committee AGREED to delay this agenda item until after the new chair has been elected at the Full Council meeting on Monday 21st of September 2026.
- 091 Ratification of Planning Recommendations**
Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<u>DM/26/1594</u> <u>2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> 1 x Beech - Crown reduction of 2-3m as branches are encroaching over conservatory and blocking light	Worth Parish Council Supports this application
<u>DM/25/3155</u> <u>The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down</u> New/Replacement Village Hall (Further information received regarding flood risk and drainage (12/06/2026 and 01/07/2026) and ecology (01/07/2026))	Worth Parish Council Supports this application
<u>DM/26/1627</u> <u>Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u> Rebuilding of storage barn following fire damage to existing structure	Worth Parish Council Supports this application
<u>DM/26/1558</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Listed Building Consent for retrospective repair works to the Granary and Outshot to Barn	Worth Parish Council Supports this application however; it is disappointed that the application has been submitted retrospectively.

<u>DM/26/1413</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19</u> Variation of condition no 2 relating to planning application DM/20/2602 - to allow for design changes	No Further Comment
<u>DM/26/1683</u> <u>12 Heather Close Copthorne Crawley West Sussex RH10 3PZ</u> Variation of condition no 2 relating to planning application DM/26/0542 - to allow for design changes	Worth Parish Council Supports this application
<u>DM/26/1715</u> <u>Belmont Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u> Alterations to existing dwelling, including removal of existing roof and flat roof rear extension, proposed two storey front extension and additional first floor and new roof together with alterations to the existing garage	Worth Parish Council Supports this application however, requests that officers consider the width of the access road and its suitability for construction and delivery of 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/26/1604</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel	Worth Parish Council Supports this application
<u>DM/26/1678</u> <u>Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Residential development of minimum 3 dwellings and maximum 5 dwellings	Worth Parish Council objects to this application. The proposal represents a significant increase in development compared with the previously approved scheme for up to two self-build dwellings and is considered likely to result in overdevelopment of a sensitive semi-rural site within the Copthorne Common and Woodland

	Character Area. The Council considers that the proposal risks harming the established rural character of the locality, conflicts with the Copthorne Neighbourhood Plan CPN10 and relevant Mid Sussex District Plan design policy DP26 and notes the existence of a Temporary Stop Notice currently in force on the site. The application should therefore be refused.
<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u> Proposed single storey side extension	Worth Parish Council Supports this application
<u>DM/26/1749</u> <u>Land Adj. To 1 Pinetrees Close Copthorne West Sussex</u> T1 and T2 - English Oak : Reduce crowns by approximately 1.5 - 2.0 metres to nearest suitable growth points.	Worth Parish Council Supports this application
<u>DM/26/1745</u> <u>Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u> Ash tree by entrance gate - fell.	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/26/1870</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Amendment of the northern site boundary approved under planning permission DM/23/2360, comprising the removal of the existing boundary wall and the installation of a new boundary treatment, together with all associated works.	Worth Parish Council fully supports this application. The proposed boundary amendment will facilitate a wider, safer pedestrian pathway for residents and Pavilion users. The Council welcomes improved accessibility and pedestrian safety benefits and therefore strongly supports the proposal.
<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	Approved 5 th August 2026

accommodation in roofspace and integral double garage (Amended plans received 09.07.26)	
<u>DM/26/1845</u> <u>4 Hillside Crawley Down Crawley West Sussex RH10 4XD</u> Proposed garage conversion including replacement of garage door with a window. 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.	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 (Amended Plans recieved 30.07.2026)	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/26/1060</u> <u>5 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u> Single storey side and front extension, porch extension, partial garage conversion, new first floor with side dormer extension, installation of x3 rooflights, and alterations to the fenestration	Worth Parish Council Supports this application
<u>DM/26/1892</u> <u>Land Referred To As Fir Trees Place Turners Hill Road Crawley Down RH10 4HQ</u> Lawful Development Certificate with regards to hardstanding in excess of 10 years This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account	Worth Parish Council notes that this application is for a Lawful Development Certificate and therefore constitutes a legal determination rather than an assessment against planning policy. Worth Parish also notes that the area which is subject of the application does not include the hatched area of hard standing marked for removal in the MSDC's recent enforcement Order and asks that Enforcement Action is expedited and not delayed by the application.

092 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/26/1462</u> <u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single story living and bedroom accommodation. Extension to existing rear deck area. Front extension with bedroom wing.	Worth Parish Council supports this application. However, the Parish Council requests that appropriate conditions be imposed to minimise disruption, including restrictions preventing the unloading of materials within Old Hollow and the specification of clear construction working hours.
<u>DM/26/0303</u> <u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u> Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road. (Revised highway plans and supporting information received 23/07/2026.).	Worth Parish Council strongly object to this development; all previous comments submitted still stand.
<u>DM/26/1146</u> <u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Replacement radio mast and antenna (mast specifications and photographs received on 07/08/2026)	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.
<u>DM/26/1225</u> <u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Erection of self build 2 bedroom single storey dwelling with car port (amended plans received 07.08)	Worth Parish Council objects to this application on the grounds that it would result in the construction of a new dwelling in the countryside, outside the built-up area, where development should be carefully controlled in

	order to protect the rural character and appearance of the area. Furthermore, the Parish Council does not consider that the proposed dwelling demonstrates the architectural quality or innovative design.
<u>DM/26/1397</u> <u>Hollandale House Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u> Demolition of the existing side extension, existing rear extension, existing rear and side greenhouses and existing garage. Proposed two storey side extension, two storey rear extension, ground floor rear extension and ground floor side attached double garage (amended description 25.08.26)	Worth Parish Council Supports this application
<u>DM/26/2053</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.	Worth Parish Council Strongly objects to this application and will be seeking professional guidance to compose a response.
<u>DM/26/2054</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect two detached dwellings with associated access and parking.	Worth Parish Council Strongly objects to this application.
<u>DM/26/1613</u> <u>Land Parcel Adj. To Worsell Drive Copthorne West Sussex</u> Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure	Worth Parish Council objects to this application. The Parish Council considers that the proposed residential development raises several significant concerns. Firstly, the site was previously identified for educational use, and the development of a school would have retained substantially more open and green space than the current proposal. The Parish Council is concerned that the scale and density of the proposed housing development would result in the loss of valuable green infrastructure and reduce opportunities for informal recreation and biodiversity. Secondly, the Parish Council believes that the submitted transport assessment should be reviewed by the

	Highway Authority. Traffic movements associated with a residential development are likely to differ considerably from those generated by a school use, both in volume and distribution throughout the day. A reassessment is therefore required to ensure that the proposed highway arrangements adequately reflect the impacts of the development now proposed. The Parish Council also wishes to highlight concerns regarding flooding. Properties located close to the adjacent brook have experienced flooding issues in the past, and residents have expressed concerns that further development of the site could exacerbate local drainage and flood risk problems. The Parish Council requests that careful consideration be given to these matters and that robust evidence is provided to demonstrate that the development will not increase flood risk either on-site or elsewhere. Should the Local Planning Authority be minded to approve the application, Worth Parish Council would request that the scheme be revised to incorporate a greater provision of accessible green space, including land suitable for recreational sport and outdoor community activities, to help mitigate the loss of open space and support the wellbeing of existing and future residents.
Type 2 Applications	
<u>DM/26/1856</u> <u>Silverlea Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Construction of garage on the existing front driveway.	Worth Parish Council objects to this application, The Parish Council considers that the proposed garage would be located forward of the established building line of the existing dwelling and would therefore appear unduly prominent within the street scene. The development is out of

	keeping with the character and appearance of neighboring properties, which generally maintain a consistent building line.
<u>DM/26/2047</u> <u>6 Bramble Close Copthorne Crawley West Sussex RH10 3QB</u> Proposed rear single storey extension. 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.	Worth Parish Council Supports this application.
Tree Applications	
No Applications	

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

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

095 Date of the next meeting – Monday 5th October at 7.30pm at the Glebe Centre Crawley Down
Meeting closed at 8.41pm

Chairman: _____

Date: _____