

**WORTH PARISH COUNCIL**

Planning and Highway's  
Committee Meeting

13th January 2025

# WORTH

## Parish Council

### Council Offices

1<sup>st</sup> Floor, The Parish Hub,  
Borers Arms Road,  
Cophorne  
West Sussex  
RH10 3ZQ

Issued: 7<sup>th</sup> January 2025

Phone: 01342 713407  
Email: clerk@worth-pc.gov.uk

To: Members of the Planning and Highways Committee.

### Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday, 13<sup>th</sup> January 2025, after the Finance and GP Meeting**. In the South Room, The Parish Hub, Borers Arms Road, Cophorne where the following business will be considered and transacted.

Mrs Leanne Bannister Chief Officer

### AGENDA

1. **Public Question Time** - To receive, and act upon if considered necessary, comments made by members of the public.

Members of the Public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement, and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

2. **Apologies** – to receive and approve apologies for absence.
3. **Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
4. **Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 9<sup>th</sup> December 2024.
5. **Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
6. **Correspondence** – To note correspondence received.
7. **Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
  - a) Planning Committee – next meeting: 16<sup>th</sup> January 2025 at 4.00pm.
  - b) District Planning Committee – next meeting: 23<sup>rd</sup> January 2025 at 2.00pm.
8. **Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority

|            | Address  | WPC     | MSDC                        |
|------------|--|---------|-----------------------------|
| DM/24/2470 | 48 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN      | Defer   | Permitted                   |
| DM/24/2441 | 2 Buckley Place Crawley Down Crawley West Sussex RH10 4JG        | Defer   | Permitted                   |
| DM/24/2662 | Tresanton Borers Arms Road Cophorne Crawley West Sussex RH10 3LJ |         | Prior Approval not required |
| DM/24/2645 | 8 Grange Road Crawley Down Crawley West Sussex RH10 4JT          |         | Prior Approval not required |
| DM/23/1371 | The Old Station Wallage Lane Rowfant West Sussex                 | Support | Permitted                   |

|            |   |       |           |
|------------|---|-------|-----------|
| DM/24/2768 | Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB | Defer | Permitted |
| DM/24/2697 | 13 Church Lane Copthorne Crawley West Sussex RH10 3PT             | Defer | Permitted |
| DM/24/2590 | Kwik Mart 6 Copthorne Bank Copthorne Crawley West Sussex RH10 3QX | Defer | Permitted |

- 9. Updates on the Mid Sussex District Plan-** To receive and comment upon any updates in relation to the district plan.
- 10. Applications in Neighbouring Parishes-** to receive and note a list of major applications in neighbouring parishes which may affect Worth Parish, and to consider submitting comments if appropriate
- 11. Licencing-** To receive and note any new licencing applications.
- 12. Appeals –** To receive and note the following appeal  
No Appeal to Note
- 13. Planning Compliance action-** To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.
- 14. Highway Issues-** To discuss and make comments upon any issues relating to Highways,
- 15. Gatwick Airport-** to receive and comment upon any updates regarding Gatwick Airport.
- 16. West Sussex Road Safety Strategy-** To Consider submitting a response to West Sussex.
- 17. Meeting with the Yellowstone group-** to receive an update on the meeting regarding the Royal Oak Site Crawley Down.
- 18. Ratification of Planning Recommendations–** To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

| <b>Applications to be Ratified</b>   |  |
|--|--|
| <b><u>DM/24/2981</u></b><br><br><b><u>Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b><br><br>Variation of condition 4 of planning appeal ref AP/23/0015 (DM/22/0867 - To allow for design changes.   | Defer to Officer   |
| <b><u>DM/24/2957</u></b><br><br><b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b><br><br>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park. | Extension Granted for the Planning and Highways Committee Meeting. |
| <b><u>DM/24/2799</u></b>   | Defer to Officer noting  |

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|--|---|
| <b><u>Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ</u></b><br><br>Proposed new 4-bedroom dwelling.   |   |
| <b><u>DM/24/2590</u></b><br><br><b><u>Kwik Mart 6 Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b><br><br>Retrospective application for erection of storage outbuilding.  | Defer to Officer noting disappointment the application was retrospective. |
| <b><u>DM/24/2965</u></b><br><br><b><u>Tubbys MOT Ltd Unit 3A Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></b><br><br>8 Dead Scotch Pines - Fell to ground level.   | Defer to Officer noting incorrect use of address of applicant.            |
| <b><u>DM/24/3042</u></b><br><br><b><u>Annexe Mill House Old Hollow Copthorne West Sussex RH10 4TB</u></b><br><br>Application made under Section 191 of the Town and Country Planning Act 1990 to establish the lawfulness of 2no. independent residential dwellings (Use Class C3) and associated operational development. 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 |   |
| <b><u>DM/24/3086</u></b><br><br><b><u>Corners Church Road Copthorne Crawley West Sussex RH10 3RD</u></b><br><br>T1 and T2 - 2 x Lime, controlled dismantle to ground level   |   |

**19. 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>   |  |
| <b><u>DM/24/2957</u></b><br><br><b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b><br><br>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park. |  |
| <b>Type 2 Applications</b>   |  |
| No Applications  |  |
| <b>Tree applications</b>   |  |
| No Applications  |  |

- 20. Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group** - to note activities to date, and to receive any recommendations
- 21. Consideration of items for discussion by the Village Working Parties, or by the Co-Ordination Group** - to consider and agree items to pass to the two Working Parties, or the Co- for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.
- 22. Date of the next meeting** – Monday 3<sup>rd</sup> February 2025 after the Finance and GP Meeting.

**ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETINGS**

Notes from Meeting with Miranda Khadr 16.12.2024 at 11am

Present LW, PB, PC, HS, MK

Apologies CP

Introductions – everyone introduced themselves

Cllr LW - Meetings will not bind the Council or any Councillor to any decision, as full consultations and relevant information may not be available at this stage. Any opinions expressed are provisional and will not pre-determine the Council or any Councillor.

This was an exploratory meeting, with no predetermination, and asked if MK would be open to working with the council to provide the best possible solution for Crawley Down and herself.

The history of the site was explained- and concern was now that the site was dangerous. Cllr PC advised the chimney was now dangerous and he had previously reported this himself to Mid Sussex.

MK highlighted that several repairs had been done to the glass at the back, but this was repeatedly broken.

MK highlighted that the development would need to be viable for her  
A suggestion would be a small element of retail and some one floor living.

Cllr Bingle asked if there had been any specific approaches  
MK -approaches

Cllr LW advised the residents were looking for more community space

It was agreed that MK and the Cllrs would organise a further meeting in 6-8 weeks' time after MK had met with some architects to bring forward some 2-3 different proposals for initial soundings at the next CDWP.

The Cllrs thanked MK for her time.

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 9<sup>th</sup> December 2024, commencing at 8.40 pm**

**Present** Cllr Casella (Chair)  
Cllr Bingle

Cllr King (Vice Chair)  
Cllr Gibson  
Cllr Kipps  
Cllr Wilson

Miss H Smith (Assistant Clerk)

7 Members of the Public  
Cllr Phillips was present as a member of Public

**As Cllrs Williams and Pointer had both given apologies for this meeting, it was agreed that Cllr Casella would act as Chair and Cllr King as Vice Chair**

|            |   |
|------------|---|
| <b>128</b> | <b>Public Question Time</b><br>The 7 members of the public were present to discuss their concerns for the proposed Wates development Land West of Turners Hill Road.<br>Residents were concerned regarding the following. South Access route onto the Turners Hill Road, by the old Railway bridge- this bridge would need significant improvements and widening. Residents were also concerned of the sight line from the access road.<br><br>Access through Wychwood- This road is private and not adopted, residents are concerned therefore that this road surface is not suitable for heavy vehicle traffic, residents were concerned that they would find themselves financially responsible for the repairs. Concerns were also raised about the current width of the road and difficulties of access without the additional pressure from site traffic.<br><br>Wychwood residents are also experiencing flooding in rear gardens and are concerned this problem will get worse with further development.<br><br>Transport links- no buses to Gatwick from the village early morning. The Duke's Head is the nearest option.<br><br>Existing infrastructure is already stretched, the village suffers with regular frequent power cuts The School and Doctors surgery are already over prescribed.<br><br>Cllrs noted their concerns and reported we would address these in our response to Wates. |
| <b>129</b> | <b>Apologies</b><br>Apologies were received for Cllr's Williams, Pointer, Dorey, Coote  |
| <b>130</b> | <b>Declarations of Disclosable Pecuniary and Other Interests</b><br>Cllr Gibson declared an interest in item number 17 on the agenda- Land West of Turners Hill Road.   |
| <b>131</b> | <b>Minutes</b><br>It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 4 <sup>th</sup> November 2024 were a true and correct record.  |
| <b>132</b> | <b>Chairman's Announcements</b><br>No announcement to make.   |

#### **133 Correspondence**

No Correspondence to note

#### **134 Update on Mid Sussex District Council Planning Committee Meetings**

Planning Committee – 5<sup>th</sup> December at 4pm.

Two items were on this agenda pertaining to Worth.

**DM/23/0990-** Walnut Marches Crawley Down Road Felbridge East Grinstead West Sussex.  
**DM/24/0036-** Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley  
 Cllrs NOTED these applications

District Planning Committee – 12<sup>th</sup> December at 2pm.  
 No Items Pertaining to Worth

### 135 Planning Decisions from Mid Sussex District Council

|            | Address  | WPC                   | MSDC      |
|------------|--|-----------------------|-----------|
| DM/24/2223 | 1 Gage Close Crawley Down Crawley West Sussex RH10 4XS                                       | Defer                 | Permitted |
| DM/24/2017 | 9 Newtown Copthorne Crawley West Sussex RH10 3LY   | Defer                 | Permitted |
| DM/24/2253 | Westlands Turners Hill Road Crawley Down Crawley West Sussex RH10 4HG                        | Defer                 | Permitted |
| DM/24/2509 | 20 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU                                | Defer                 | Permitted |
| DM/24/2108 | The Walled Garden Land Adj. To The Bothy Turners Hill Road Turners Hill West Sussex RH10 4LY |                       | Refused   |
| DM/24/2449 | 31 Hallsland Crawley Down Crawley West Sussex RH10 4XZ                                       | Defer                 | Permitted |
| DM/24/2372 | 33 Erica Way Copthorne Crawley West Sussex RH10 3XG  | Defer                 | Permitted |
| DM/24/2466 | Holly Tree Cottage Brookhill Road Copthorne Crawley West Sussex RH10 3PR                     | Defer to Tree Officer | Permitted |
| DM/24/1956 | Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex     | Defer                 | Refused   |
| DM/24/2506 | Lavender Cottage 5 Brookhill Road Copthorne Crawley West Sussex RH10 3QL                     | Defer                 | Permitted |
| DM/24/2448 | 56 Old Station Close Crawley Down Crawley West Sussex RH10 4TX                               | Defer                 | Permitted |
| DM/24/2178 | Rosemount Sunny Avenue Crawley Down Crawley West Sussex RH10 4JL                             | Defer                 | Permitted |
| DM/24/2579 | Land South of Horsemans Cottage Turners Hill Road Turners Hill Crawley West Sussex RH10 4PE  | Defer                 | Permitted |
| DM/24/2310 | Cabin At Horsepasture Wood Wallage Lane Rowfant West Sussex                                  | Defer                 | Refused   |
| DM/24/0811 | The Oaks Shipley Bridge Lane Copthorne West Sussex RH6 9TL                                   | Defer                 | Refused   |
| DM/20/4297 | Kilnwood Cottage Turners Hill Road Crawley Down Crawley West Sussex RH10 4HB                 | Defer                 | Withdrawn |
| DM/24/2513 | Smugglers Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EF                           | Support               | Permitted |

Cllrs NOTED this information.

### 136 Updates on the Mid Sussex District Plan-

Cllrs NOTED the update on the clerk's report.

It was AGREED that this committee needs to address the Secretary of State for housing Statement and the emerging NPPF. It was suggested that we invite a planner to a committee meeting as well.

### 137 Applications in Neighbouring Parishes

The report was NOTED.

### 138 Licencing

No Applications to Note



|     |                  |  |  |                     |
|-----|------------------|--|--|---------------------|
| 139 | <b>Appeals</b>   |  |  |                     |
|     | <b>Reference</b> | <b>Address</b>                                     | <b>Proposal</b>  | <b>WPC Response</b> |
|     | AP/24/0058       | 27 Knowle Drive<br>Cophorne Crawley<br>West Sussex | Erection of 2 no.<br>bungalows and<br>associated<br>landscaping following<br>the demolition of the<br>existing dwelling.<br>(Amended<br>description<br>24.08.2023) | NOTED               |

Cllrs NOTED the appeal.

#### 140 Planning Compliance Action

Cllr Gibson noted an enforcement at Furnace wood and has asked the Proper Officer to investigate this.

#### 141 Highways Issues

Cllrs noted the highway updates

#### 142 Gatwick Airport

Cllrs NOTED the email updates.

#### 143 Results of Sewerage Survey

Cllrs NOTED the report.

#### 144 Public Consultation Land West of Turners Hill Road

Cllr Gibson Left the room

Cllr Casella noted that the development is an allocated site on the emerging District plan, however it was still at a concept stage.

#### **Standing orders were raised to allow members of the public to speak.**

Residents affected reiterated their concerns regarding flood risk and highway issues.

#### **Standing Orders were reinstated**

The committee members AGREED to share the residents' concerns as part of Worth Parish Councils response to the public consultation and would ask Wates to help mitigate these legitimate concerns.

#### 145 Public Consultation - New homes on two parcels of land off Worsell Drive, Cophorne

Cllrs NOTED the update from the public consultation off Worsell Drive Cophorne.

Cllrs Phillips and Casella attended in their Mid Sussex Cllr capacity.

Cllrs noted that they were not aware the the resident's response to the consultation but were aware that residents were pushing for more open space.

St Modwen's are hoping to get a planning application in before Christmas.

#### 146 Royal Oak Pub

It was recommended by Cllr Gibson and 2<sup>nd</sup> by Cllr Wilson that Worth Parish Council renew the ACV listing on the Royal oak.

Votes were 4 too and 2 against. Motion carried and Recommendation will be taken to the Amenities and Asset Meeting on the 16<sup>th</sup> of December 2024.

Cllr Casella asked the Crawley Down working party to provide a valid reason for appealing Mid Sussex's decision regarding the renewal of the ACV before the committee meeting on the 16<sup>th</sup>.

**147 Ratification of Planning Recommendations**  
Cllrs NOTED this.

| <b>Applications to be Ratified</b>   | <b>Submissions</b>   |
|--|--|
| <p><b><u>DM/24/1716</u></b></p> <p><b><u>Chandlers Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></b></p> <p>Proposed erection of one self-build detached house. Updated drainage strategy plan received 25.10.2024; tree report received 31.10.2024.</p>   | <p>Previous comments of no objection, defer to officer noting DP12 of the Mid Sussex District Plan, still stand.</p> |
| <p><b><u>DM/24/2646</u></b></p> <p><b><u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b></p> <p>Erection of replacement ancillary domestic building comprising garage, garden store and gym</p>  | <p>Defer to Officer</p>  |
| <p><b><u>DM/24/2697</u></b></p> <p><b><u>13 Church Lane Copthorne Crawley West Sussex</u></b></p> <p>Removal of conservatory and demolition of ground floor bathroom. Construction of new ground floor and first floor rear extensions. Internal alterations and raising cill height of existing lounge window</p>                               | <p>Defer to Officer</p>  |
| <p><b><u>DM/24/1482</u></b></p> <p><b><u>40 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u></b></p> <p>Retrospective approval of a new clear glazed window installed within an existing window opening on the North-West elevation with lowered cill height (Amended description and corrected plans received 15 November 2024)</p> | <p>Defer to Officer</p>  |
| <p><b><u>DM/24/2768</u></b></p> <p><b><u>Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB</u></b></p> <p>Two storey rear extension. Two storey front extension. Rear Patio.</p>   | <p>Defer to Officer</p>  |
| <p><b><u>DM/24/2777</u></b></p> <p><b><u>61 Newtown Copthorne Crawley West Sussex RH10 3LX</u></b></p> <p>Proposed single storey rear extension. Demolish store for new garage</p>   | <p>Defer to Officer</p>  |

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| <p><b><u>DM/24/2719</u></b></p> <p><b><u>Rowfant House Wallage Lane Rowfant Crawley West Sussex RH10 4NG</u></b></p> <p>Listed Building Consent Removal of wood and veneer paneling, clean catalogue and storage. Removal of remaining artefacts such as pictures, manuscripts and removable fire grates and fire backs for cataloguing and storage. Opening up of walls beneath paneling. Removal of lath plastering in relevant locations, examination of rainwater goods, temporary repairs and clearance of drainage</p> | Defer to Officer |
|--|------------------|

#### 148 New Planning Applications

|  |                       |
|--|-----------------------|
| <b>Type 1 Applications</b>   |                       |
| <p><b><u>DM/24/2263</u></b></p> <p><b><u>Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></b></p> <p>Erection of a replacement dwelling with annexe accommodation following demolition of existing dwelling and annexe. Heritage Statement received 21.11.2024.</p>  | Defer to Officer      |
| <b>Type 2 Applications</b>   |                       |
| <p><b><u>DM/24/2818</u></b></p> <p><b><u>16 Kitsmead Copthorne Crawley West Sussex RH10 3PW</u></b></p> <p>Proposed single storey front extension, external material changes to, rear sliding doors, conversion of front lawn to parking</p>   | Defer to Officer      |
| <p><b><u>DM/24/2772</u></b></p> <p><b><u>Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u></b></p> <p>Demolition of rear garden shed. Ground Floor front extension to side. First Floor Bedroom extension and front gable extension. Alteration of front entrance new glazed gable and new flush roof lights. Ground Floor rear infill extension. New Dormer to bed room. Garage Conversion and rear extension. New driveway and gates and new raised decking to South</p> | Defer to Officer      |
| <p><b><u>DM/24/2837</u></b></p> <p><b><u>4 Elger Way Copthorne Crawley West Sussex RH10 3JJ</u></b></p> <p>Single storey rear and side extension and alterations to roof and demolish existing conservatory and porch.</p>   | Defer to Officer      |
| <b>Tree Applications</b>   |                       |
| <p><b><u>DM/24/2824</u></b></p> <p><b><u>1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT</u></b></p>  | Defer to Tree Officer |

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| Oak Tree (T1) Crown Lift by approx 6 metres and removal of two lower limbs. |  |
|---|--|

**149 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**

**150 Consideration of items for discussion by the Village Working Parties**

Cllr Casella asked the Crawley Down working party to provide a valid reason for appealing Mid Sussex's decision regarding the renewal of the ACV before the committee meeting on the 16<sup>th</sup>.

**151 Date of the next meeting**

It was agreed at the end of the meeting that the Finance and General Purposes meeting had been pushed back to the 13<sup>th</sup> of January due to the office being closed over the Christmas period, The proper officer asked the Cllrs if they would like to do the same. All AGREED.

Monday 13<sup>th</sup> January after the Finance and General Purposes Meeting.

*Meeting closed at 9.35pm*

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

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

## **Clerk's Report**

To be considered in conjunction with the agenda for this meeting.

**Meeting of the Planning and Highways Committee to be held on Monday 13<sup>th</sup> January 2025, after the Finance and GP Meeting. In the South Room, The Parish Hub, Borers Arms Road, Copthorne where the following business will be considered and transacted.**

### **1 Public Question Time-**

The Public Forum will last for a period of up to fifteen minutes during which the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement, and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

### **2 Apologies**

At the time of writing this report, no apologies have been received.

### **3 Declarations of Interest**

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest is apparent to them. Details of interest will be Minuted.

Where there is a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber unless they have received a dispensation.

### **4 Minutes**

To approve the Minutes of 9<sup>th</sup> December 2024.

### **5 Chairmans Announcements**

There were no planned announcements at the time of writing this report.

### **6 Correspondence**

To note any correspondence

## **7 Update on Mid Sussex District Council Planning Committee meetings.**

Planning Committee – 16<sup>th</sup> January at 4pm.

District Planning Committee – 23<sup>rd</sup> January at 2pm.

No agenda has been issued.

## **8 Planning Decisions from Mid Sussex District Council**

To note the planning decisions as listed on the agenda.

|            | <b>Address</b>  | <b>WPC</b> | <b>MSDC</b>                 |
|------------|---|------------|-----------------------------|
| DM/24/2470 | 48 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN       | Defer      | Permitted                   |
| DM/24/2441 | 2 Buckley Place Crawley Down Crawley West Sussex RH10 4JG         | Defer      | Permitted                   |
| DM/24/2662 | Tresanton Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ |            | Prior approval not required |
| DM/24/2645 | 8 Grange Road Crawley Down Crawley West Sussex RH10 4JT           |            | Prior approval not required |
| DM/23/1371 | The Old Station Wallage Lane Rowfant West Sussex                  | Support    | Permitted                   |
| DM/24/2768 | Ingiewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB | Defer      | Permitted                   |
| DM/24/2697 | 13 Church Lane Copthorne Crawley West Sussex RH10 3PT             | Defer      | Permitted                   |
| DM/24/2590 | Kwik Mart 6 Copthorne Bank Copthorne Crawley West Sussex RH10 3QX | Defer      | Permitted                   |

## **9 Updates on the Mid Sussex District Plan**

### **10 Applications in Neighbouring Parishes**

Councillors are asked to note the report attached.

Suggested actions to consider are in red.

### **11 Licencing**

No New Licensing applications to note

### **12 Appeals**

No Appeals to Note

### **13 Planning Compliance**

Nothing to report

### **14 Highways Issues**

**-M23 junction roundabout, Gatwick Spur and Airport Way Resurfacing works**

Please be advised of some upcoming resurfacing works that will take place on the M23 junction 9 roundabout, Gatwick Spur Road, and Airport Way. To undertake these works safely there will be overnight closures to the M23 junction 9 roundabout including the slip roads, Gatwick Spur Road, and Airport Way.

The work will be completed in three phases overnight working Monday to Friday nights only.

**Phase one:**

M23 junction 9 roundabout and M23 eastbound Spur Road closure (M23 junction 9 northbound off slip road will remain open, whilst the others slip roads will be closed).

- Tuesday 7 January to Wednesday 22 January - 9pm to 5am (Monday to Friday nights only)

**Phase two:**

M23 junction 9 roundabout and M23 westbound Spur Road closure (M23 junction 9 northbound on slip will remain open, whilst the other slip roads will be closed).

- Thursday 23 January to Tuesday 28 January - 9pm to 5am (Monday to Friday nights only)

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**Phase three:**

Airport Way westbound closure

- Wednesday 29 January Thursday 13 February - 9pm to 5am (Monday to Friday nights only)

**Diversion routes:**

**Phase one:**

Traffic wishing to exit at M23 junction 9 southbound off slip will carry on down to M23 junction 10 to turn around to rejoin the M23 northbound to exit at junction 9.

Traffic wishing to use M23 eastbound Spur Road to join the M23 will be diverted via, Airport Way, A23 London Road to turn around at Longbridge roundabout to rejoin the A23 London Road southbound, A2011 to join the M23 at junction 10.

**Phase two:**

M23 southbound traffic wishing to exit at junction 9 will be diverted via junction 10, A2011, A23 London Road northbound to join Airport Way.

M23 northbound traffic will be diverted via, M23 junction 10, A2011, A23 London Road northbound to join Airport Way.

There will be a secondary diversion for M23 northbound traffic that doesn't exit at junction 10, via M23 junction 8, to join M25 to turn around at junction 6 to rejoin the M25 to exit at M25 junction 7 to pick up the M23 southbound diversion.

**Phase three:**

Airport Way westbound closure, traffic will be diverted via M23 southbound, exit at junction 10, join A2011, A23 London Road northbound to join Airport Way.

Non-motorway traffic will be held at Airport Way East roundabout to be escorted.

The office has Communication plan in place to keep residents informed.

## **15 Gatwick Airport**

Application by Gatwick Airport Limited for an Order Granting Development Consent for the Gatwick Airport Northern Runway Project.

### **Consultation letter from the Secretary of State for Transport**

**Interested Party Reference number: 20041459**

(You must quote your Interested Party Reference number in all correspondence with the Planning Inspectorate)

Please find below a link to a letter from the Secretary of State that has been published on the National Infrastructure Planning website.

The letter invites comments from specific parties and all Interested Parties. The deadline for receipt of comments is 17 January 2025.

<https://infrastructure.planninginspectorate.gov.uk/document/TR020005-003818>

You can also view the letter under the Documents tab on the project webpage of the National Infrastructure Planning website:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR020005>

Please read and consider a response.

## **16**

-West Sussex County Council is currently consulting on a new West Sussex Road Safety Strategy. They are seeking responses from road users and community groups across West Sussex. We are invited to participate and to share with our members / networks to do so also.

We can have our say via this link: [West Sussex Road Safety Strategy 2025-2036 | Your Voice West Sussex](#).

Please read the link and consider a response to the strategy.

The consultation is due to close at 1155pm on Sunday 2<sup>nd</sup> February 2025.

## **17**

**Meeting with the Yellowstone group-** Please see notes included in the meeting pack.

## **18 Ratification of Planning Recommendations**

Responses to the following applications were made under delegated powers.



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| <p><b><u>Applications to be Ratified</u></b><br/> <b><u>DM/24/2981</u></b></p> <p><b><u>Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b></p> <p>Variation of condition 4 of planning appeal ref AP/23/0015 (DM/22/0867 - To allow for design changes.</p>                                    | <p>Defer to Officer</p>  |
| <p><b><u>DM/24/2957</u></b></p> <p><b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b></p> <p>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park.</p> | <p>Extension granted till the next committee meeting on the 13<sup>th</sup> of January.</p>  |
| <p><b><u>DM/24/2799</u></b></p> <p><b><u>Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ</u></b></p> <p>Proposed new 4-bedroom dwelling.</p>   | <p>Defer to Officer noting potentially contaminated land. This site is also changing from commercial to residential. Supervised work to be carried out to clear any contamination should be a requirement.</p> |
| <p><b><u>DM/24/2590</u></b></p> <p><b><u>Kwik Mart 6 Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b></p> <p>Retrospective application for erection of storage outbuilding.</p>  | <p>Defer to Officer noting disappointment this application is retrospective.</p>   |
| <p><b><u>DM/24/2965</u></b></p> <p><b><u>Tubbys MOT Ltd Unit 3A Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></b></p> <p>8 Dead Scotch Pines - Fell to ground level.</p>   | <p>Defer to tree office noting incorrect use of business address for the application.</p>  |
| <p><b><u>DM/24/3042</u></b></p> <p><b><u>Annexe Mill House Old Hollow Copthorne West Sussex RH10 4TB</u></b></p> <p>Application made under Section 191 of the Town and Country Planning Act 1990 to establish the lawfulness of 2no. independent residential dwellings (Use Class C3) and associated operational development. This</p>                            | <p>Defer to Officer</p>  |

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| 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 |   |
| <b><u>DM/24/3086</u></b><br><br><b><u>Corners Church Road Copthorne Crawley West Sussex RH10 3RD</u></b><br><br>T1 and T2 - 2 x Lime, controlled dismantle to ground level | Support – on the grounds WPC contacted the application by letter as these trees were noted as being dead.   |
| <b>19</b>  | <b>New Planning Applications-</b> 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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| <b><u>Type 1 applications</u></b>  |  |
| <b><u>DM/24/2957</u></b><br><br><b><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></b><br><br>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park. |  |
| <b><u>Type 2 Applications</u></b>  |  |
| <b><u>No Applications</u></b>  |  |
| <b><u>Tree applications</u></b>  |  |
| No Applications  |  |

- 20 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group** - to note activities to date, and to receive any recommendations
- 21 Consideration of items for discussion by the Village Working Parties** – to consider and agree items to pass to the two Working Parties for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.
- 22 Date of the next meeting** – Monday 3<sup>rd</sup> February 2025 after the Finance and GP Meeting.

Notes from Meeting with Miranda Khadr 16.12.2024 at 11am

Present LW, PB, PC, HS, MK

Apologies CP

Introductions – everyone introduced themselves

Cllr LW - Meetings will not bind the Council or any Councillor to any decision, as full consultations and relevant information may not be available at this stage. Any opinions expressed are provisional and will not pre-determine the Council or any Councillor.

This was an exploratory meeting, with no predetermination, and asked if MK would be open to working with the council to provide the best possible solution for Crawley Down and herself.

The history of the site was explained- and concern was now that the site was dangerous. Cllr PC advised the chimney was now dangerous and he had previously reported this himself to Mid Sussex.

MK highlighted that several repairs had been done to the glass at the back, but this was repeatedly broken.

MK highlighted that the development would need to be viable for her  
A suggestion would be a small element of retail and some one floor living.

Cllr Bingle asked if there had been any specific approaches  
MK -approaches

Cllr LW advised the residents were looking for more community space

It was agreed that MK and the Cllrs would organise a further meeting in 6-8 weeks' time after MK had met with some architects to bring forward some 2-3 different proposals for initial soundings at the next CDWP.

The Cllrs thanked MK for her time.

## Applications in Neighbouring Parishes

13th January 2025

| Parish         | Planning Ref | Address  | Action  |
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| Burstow        | 2019/548/EIA | Roundabouts Farm, Clay Hall Lane, Copthorne RH10 3JE Request for screening opinion for the Proposed Development of circa 360 residential units made up of 2, 3 and 4-bedroom detached, semi-detached and terraced houses, and potentially some 1-bedroom flats and a small amount of commercial development of circa 7,000 sqft. The properties will not exceed 3-storeys. | WPC has commented on the proposals and asked to be kept updated.<br><br>Confirmed EIA required.<br><br><b>No change 09.01.2025</b>  |
| East Grinstead | DM/23/0810   | Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP<br><br>Demolition of existing structures and erection of 200no. 1-, 2-, 3- and 4-bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space, and landscaping.   | Amendments received, to be considered at meeting.<br><br>Supporting Transport Statement (Internal Layout Matters) 24.11.2023<br><br>Consultation response from SCC on the 18.12.2023. The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who recommends an appropriate agreement should be secured before the grant of permission.<br><br>Supporting Motion statement response 02.01.2024.<br><br>FPC have issued comments 08.01.24 containing evidence of works on the Morning of the 16 <sup>th</sup> of May.<br><br>Updated Transport Assessment Report and Travel Plan received 19th January 2024).<br><br>Highways Authority have issued a no objection response on the 15.02.24 subject to S106 and condition response. |

Updated 2<sup>nd</sup> September 2024

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|  |  |  | <p>Southern Water updated response 19.02.24. The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.</p> <p>East Grinstead Town council updated consultee response, 21.02.24. The committee do not accept the latest transport assessment. There are numerous discrepancies in the data, and it does not make sense, the dates used to collate the data (15-16 May there were road closures on the A264. For example, the developer is stating that the junction capacity of the A22/A264 will decrease when SA20 is built? The road safety audit is also out of date.</p> <p>23.03.24 Tandridge District Council has comments to raise with regards to the planning application, Subject to the requests within report, particularly with regards to the highways impact being adequately addressed in accordance with Surrey County Councils and Felbridge Parish Councils concerns are recommended, this Council raises NO OBJECTION to this proposal.</p> <p>Parking and cycle storage plan 26.03.24- see attached sheet.</p> <p>26.03.24 LAND SOUTH OF CRAWLEY DOWN ROAD, FELBRIDGE (SA19) Transport Statement (Internal Layout Matters)</p> <p>National Highways supporting statement- <b>12.07.24</b><br/>Recommends that conditions should be attached to any planning permission that may be granted. (see annex A – National Highways recommended planning conditions &amp; reasons)</p> <p><b>New site and tenure plans submitted 13/08/2024</b><br/><b>06.09.2024</b> Committee Report available to review.<br/><b>10.09.2024-</b> Response from West Sussex Fire and Rescue service recommendation that the hydrant condition is implemented.</p> |
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|                |            |   | <p><b>04.10.2024 Sussex Police and Crime Commissioner-</b> Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p><b>18.11.2024</b><br/>Updated location and open space plans<br/>Updated affordable Housing Plan</p> <p><b>No Further Change 09/01/2025</b><br/><b>Suggest noting.</b></p> |
| East Grinstead | DM/21/3099 | Land West of Imberhorne Lane, Imberhorne Lane. Scoping Opinion for the proposed Mixed-use development comprising 550 dwellings, Care Village, playing fields associated with Imberhorne Secondary School, land for a 2 Form Entry Primary School (with early years provision), a local centre and strategic area of Suitable Alternative Natural Greenspace, formal and informal open space, along with residential access from Imberhorne Lane | <p><a href="#">Scoping opinion</a> issued 8/10/21.</p> <p>Outline planning application DM/23/2699 now submitted.</p> <p><b>08.10.2024- Scoping decision is available to view.</b></p> <p><b>No further change 09.01.25</b></p> <p><b>Suggest Noting</b></p>  |
| East Grinstead | DM/22/0718 | Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP<br><br>Development to provide a mix of 20-, two-, three- and four-bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure.  | <p>Pending consideration</p> <p>Still live 08/05/2024.</p> <p>To be superseded by DM/23/0810?</p> <p>No change 09.01.2025</p> <p><b>Suggest Noting.</b></p>  |

Updated 2<sup>nd</sup> September 2024

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| East Grinstead<br><br>(Part of site and access is in Worth Parish) | DM/23/0990 | Walnut Marches, Crawley Down Road, Felbridge, East Grinstead, RH19 2PS<br><br>Demolition of the existing dwelling and erection of 6 dwellings with associated access, landscaping, garaging, and parking. | <p>Pending consideration</p> <p>Tandridge consultee comment of No Objection 21.03.24</p> <p>18.03.24 Mid Sussex Tree Officer Objects to application.</p> <p><b>New Site Plan submitted 17.07.2024</b></p> <p><b>Suggest reiterating objections of</b><br/>Overdevelopment of site<br/>Access is not suitable as is a footpath not highway</p> <ul style="list-style-type: none"><li>• Contrary to DP12 in terms of density and size of houses</li><li>• In an unsustainable location</li><li>• Detrimental to local amenity</li><li>• Unneighbourly</li></ul> <p><b>And to ask again that as one third of the site is in Worth Parish, that one third of suggested s106 contributions should be allocated to WPC</b></p> <p><b>20.08.2024-</b> Natural England -No Objection Subject to Securing Appropriate Mitigation.</p> <p><b>15.10.2024</b> MSDC The Committee had no objection to the application but commented that the application should be subject to Highways approval noting the challenging junction onto Crawley Down Road.</p> <p><b>16.10.2024 Consultee response MSDC Tree Office – No Objection</b></p> <p><b>27.11.2024 MSDC committee report –Application recommended for approval</b></p> <p><b>No Change 09/01/2025</b></p> |
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| East Grinstead | DM/23/2699 | <p>Land South and West of Imperhorne Upper School, Imberhorne Lane, East Grinstead</p> <p>Mixed use development for up to 550 dwellings (use C3), up to 150 dwellings (use class 2), land for primary school, neighbourhood centre, allotments etc.<br/>Playing fields, sports pavilion, SANG etc.</p> <p><b>Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex</b></p> <p><b>Desc: Hybrid planning application seeking 1) outline planning permission for a mixed-use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG and associated landscaping and infrastructure. (Additional/amended information and plans received 22nd May 2024)</b></p> | <p>Pending Consideration</p> <p>Nature Space partnership Response: Holding objection: further information required 01.12.23.</p> <p>Consultation response from southern water 05.12.23 indicates that this initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer. Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored.</p> <p>Consultation Response Historic England 15.12.23<br/>Historic England considers that the proposals would cause harm to the significance of Imberhorne Farmhouse, Imberhorne Farm Cottages, and Gullege Farm (grade II*listed) through development within their rural setting.</p> <p>WSCC Fire &amp; Rescue response 18.12.2023 It is therefore recommended that the hydrant condition is implemented.</p> <p>NHS Sussex Consultee response submitted 25.01.24, Without associated infrastructure, NHS Sussex would be unable to sustain sufficient and safe services provided in the area and would therefore have to OBJECT to the development proposal.</p> <p>SCC consultee response submitted 20.02.24.<br/>No objection as highway authority, although recommends improvements to Imberhorne Lane /Heathcote Drive Junction.</p> <p>Comments from the Gypsy and Traveller community. SA20, states that the draft district plan requires on-site provision on the three Significant Site Allocations (DPSC1- DPSC 3) to contribute to the overall need. We support the on-site provision of pitches on these three draft allocations, to meet the residual need within the district. An off-site financial contribution to G&amp;T will be made."</p> |
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|  |  |  | <p>05.04.24 Surrey County Council consultee response. Surrey County Council Highway Authority request that the junction improvements at Imberhorne Lane/Heathcote Drive , A22/Imberhorne Lane and those immediately south of the A22/A264 junction proposed by the Developer within the traffic mitigation in the Transport Assessment and which is considered would have a positive impact on the capacity issues experienced at the A22/A264 junction should be secured as part of any planning permission granted.</p> <ul style="list-style-type: none"><li>• It is noted that as part of the Transport Assessment that the Developer has included a Sustainable Transport Strategy and SCC would request that this is secured as part of any planning permission granted.</li></ul> <p>04.07.24<br/>MSDC Enviromental Protection have no objection in principle. A list of conditions has been provided.</p> <p>12.07.2024<br/>Proposed Indicative Shared Footpath &amp; Cycle Route Connection.</p> <p>12.07.2024<br/>Proposed Route to SANG Carriageway Widths Plan.</p> <p>15.07.2024<br/>Ecology Walkover Technical Note- temporary holding objection as ecology report is out of date and needs updating.</p> <p>17.07.2024 MSDC Full Element<br/>The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall</p> |
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|  |  |  | <p>include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.</p> <p>22.07.2024<br/>Sports England have withdrawn their objection to the proposal.</p> <p>29.07.2024 SCC<br/>It is acknowledged that the network is constrained, and the proposals are not able to fully meet the Allocation Policy. However, it is recognised that this is an allocated site and impacts on how we approach the application and therefore SCC Highway Authority are not raising an objection to the proposals. However, we need the above requirements for junction improvements and the implementation of a Sustainable Transport Strategy as requested above to make it acceptable in highway terms</p> <p>30.07.2024 -Active travel England<br/>Conditional approval</p> <p><b>07.08.2024- Ecology Report.<br/>Holding Objection pending further information on European Protected Species (Hazel Dormouse)</b></p> <p><b>15.10.2024- Sussex Police and Crime Commissioner-</b> Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p><b>16.10.2024 Consultee response WSCC Highways- No Objection</b></p> |
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|  |  |  | <p><b>06.11.2024</b> Summary Of Natural England’s Advice – No Objection Subject to Appropriate Mitigation Being Secured</p> <p><b>11.11.2024</b> Following a detailed ground-based assessment of each tree, TG73 (three oaks), T45, T66, T04, T94, TG1, TL27 were classified as supporting PRF-Is. Whilst no further surveys are required, sensitive removal and compensation is required to ensure no impacts on bats are predicted.</p> <p>18/11/2024 WSCC Highways - Public Rights of Way<br/>Further to the previous response dated 19th June 2024 it has become apparent that the existing arrangement where Bridleway 40aEG crosses Felbridge water via a culvert will not be able to cope with the development planned for this area.<br/>We have investigated options to mitigate and remediate this and looked at the infrastructure that will be required to carry bridleway traffic and the existing private vehicular rights safely given the planned development. We have been advised to seek an additional £50,000 S106 contribution and would be grateful if Mid Sussex District Council would consider this.</p> <p>12.12.2024 WSCC Education’s formal recommendation is as follows: Conditional Approval.</p> <p>20.12.2024- Place Services’ ecological advice service<br/>Recommended Approval subject to attached conditions.</p> <p><b>Suggest to note</b></p> |
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New Applications/Comments in bold

Updated 2<sup>nd</sup> September 2024