

**WORTH PARISH COUNCIL**

Planning and Highways

Committee Meeting

2<sup>nd</sup> February 2026

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 2<sup>nd</sup> February 2026 at 7.30pm**. In the Parish Hub Borers Arms Road Copthorne where the following business will be considered and transacted.

**Leanne Bannister**  
Chief Officer

## AGENDA

- 1. Public Question Time** - To receive, and act upon if considered necessary, comments made by members of the public. This item will last for a maximum of 15 minutes with individual contribution up to a maximum of 3 minutes.

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.

Members of the public will only be allowed to speak at any other time during the meeting at the discretion of the Chairman and will be governed by the rules set out in the Council's Standing Orders at all times.

- 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 5<sup>th</sup> January 2026.
- 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:
  - Planning Committee – next meeting: 12<sup>th</sup> February 2026 at 4.00pm.
  - Planning Committee – next meeting: 19<sup>th</sup> February 2026 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.

|                          | <b>Address</b>  | <b>WPC</b> | <b>MSDC</b>                    |
|--------------------------|---|------------|--------------------------------|
| AP/25/0044<br>DM/25/1864 | Hurst House Copthorne Common Copthorne  | Refused    | Refused<br>Appeal<br>Dismissed |
| DM/25/2952               | 88 Lashmere Copthorne   | Defer      | Permitted                      |
| DM/25/2832               | 25 Kitsmead Copthorne RH10 3PN  | Defer      | Permitted                      |
| DM/25/2963               | Lemon Meadow Turners Hill Road Crawley Down RH10 4EY  | Defer      | Permitted                      |
| DM/25/3002               | 57 Church Lane Copthorne RH10 3QF   | Defer      | Permitted                      |
| DM/25/2831               | 8 Elgar Way Copthorne RH10 3JJ  | Defer      | Permitted                      |
| DM/25/1770               | Annexe 38 Fairway Copthorne West Sussex RH10 3QA  | Defer      | Permitted                      |
| DM/25/3062               | Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE   | Defer      | Permitted                      |
| DM/24/2957               | The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX   | Object     | Refused                        |
| DM/25/3105               | 90 Lashmere Copthorne Crawley West Sussex RH10 3RT  | Defer      | Permitted                      |
| DM/25/3093               | 2 Borers Close Copthorne Crawley West Sussex RH10 3XW   | Defer      | Permitted                      |
| DM/25/0295               | Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB  | Defer      | Permitted                      |
| DM/25/0294               | Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB  | Defer      | Permitted                      |
| DM/25/3111               | 27 Newlands Park Copthorne Crawley West Sussex RH10 3EW   | Defer      | Permitted                      |
| DM/25/3111               | Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF | 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.

**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. Updates to the Land West of Turners Hill Road development**- to receive and comment upon any updates in relation to the development.

**17. Royal Oak Update**- to receive any updates in relation to the Royal oak site.

**18. Bowers Place**- to receive any updates in relation to Bowers Place.

**19. Updates to the Neighbourhood Plan**- to receive and comment upon any updates regarding the Neighbourhood Plan.

**20. Land North of Burleigh Lane, Crawley Down, allocated for 50 dwellings (Site SA22)**. To receive and comment upon any updates in relation to the allocated site.

**21. Courthouse Farm Development**- To receive and comment upon any updates in relation to the proposed development.

**22. 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>  |  |
|---|--|
| <u><b>DM/25/2621</b></u>  | Defer to Officer   |
| <b>38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ</b><br><br>Demolition of existing single-story extension and construction of the new two-storey side and single storey rear extension.  |  |
| <u><b>DM/26/0031</b></u>  | Defer to Officer   |
| <b>2 Greenside Crawley Down Crawley West Sussex RH10 4AG</b><br><br>Reduce Crown overhanging the boundary by 2m   |  |
| <u><b>DM/26/0033</b></u>  | Defer to Officer   |
| <b>86 Lashmere Copthorne Crawley West Sussex RH10 3RT</b><br><br>Oak (t1) prune lateral section of tree overhanging garden of 86 (west/south/west) by 1.5m back to suitable growth points. Beech (T2) prune lateral section of tree overhanging garden of 86 (east/south/east) by 1.5m back to suitable growth. |  |
| <u><b>DM/25/2621</b></u>  | Defer to Officer, noting disappointment that the application is retrospective. |
| <b>45 Lashmere Copthorne Crawley West Sussex RH10 3RR</b><br><br>Retrospective application form existing use for self-contained studio/unit.  |  |
| <u><b>DM/26/0050</b></u>  | Defer to Officer   |
| <b>8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF</b><br><br>T1 Oak tree located at rear of property behind garage. Reduce crown height and spread bt approx 3 metres. Remove lowest bough growing towards neighbouring property back to main trunk.  |  |
| <u><b>DM/25/3280</b></u>  | Defer to Officer noting neighbour's concerns                                   |
| <b>Land Adjacent to Rowan East of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH</b><br><br>Variation of condition 2 relating to planning reference DM/23/2961.  |  |

**23. 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>   |  |
|--|--|
| <u><b>DM/25/3191</b></u>   |  |
| <b>Land To the South of Burleigh Lane Crawley Down West Sussex</b> |  |

|  |  |
|--|--|
| Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.                               |  |
| <b>Type 2 Applications</b>   |  |
| <b><u>DM/26/0084</u></b>   |  |
| <b><u>Felbridge Manor Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></b>  |  |
| Installation of 3x post mounted directional signs and 2x sets of individual letters  |  |
| <b><u>DM/25/2078</u></b>   |  |
| <b><u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u></b>   |  |
| Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property. (Amended plans and planting details received 02.01.2026)                     |  |
| <b><u>DM/25/3026</u></b>   |  |
| <b><u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u></b>  |  |
| Proposed front porch and single storey side extension.   |  |
| <b>Tree applications</b>   |  |
| <b><u>DM/26/0178</u></b>   |  |
| <b><u>Rear Of 82 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></b>   |  |
| Oak Trees x2 (T20 and T21) - T20 Crown reduction of approximately 2-3 metres, as appropriate to suitable growth points. T21 Crown reduction of approximately 2-4 metres, as appropriate to suitable growth points. |  |

- 24. Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party** - to note activities to date, and to receive any recommendations
- 25. Consideration of items for discussion by the Village Working Parties, or by the Worth Parish Council Working Party** – 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.
- 26. Date of the next meeting – Monday 4<sup>th</sup> March 2026 at 7.30pm at the Parish Hub Copthorne.**

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

**The press and public may be excluded from this item in accordance with the Public Bodies (Admissions to Meetings) Act 1960 s1 due to the confidential nature of the matter to be discussed.**

## Worth Parish Council

**Minutes of the Planning and Highways Committee Meeting held on 12<sup>th</sup> January 2026,  
commencing at 7.30pm**

|                |  |   |
|----------------|--|---|
| <b>Present</b> | Cllr Williams (Chair)<br>Cllr Bingle<br>Cllr Kipps<br>Cllr Pointer | Cllr King (Vice Chair)<br>Cllr Dorey<br>Cllr Casella<br>Cllr Wilson |
|                | H Smith (Ast Clerk)<br>3 Members of the Public                     | Cllr Hodsdon sat in the public gallery                              |

### **152 Public Question Time**

Cllr Williams welcomed the members of public to the meeting and asked which agenda item they were here for. All were here for Agenda items 22 and 24 Courthouse Farm Development DM/25/3020 and DM/25/3021. It was RESOLVED that standing orders would be raised at agenda item 24 New Planning applications to allow members of the public to speak. Cllr Williams explained the rules of public participation in meetings.

### **153 Apologies**

Apologies were received and NOTED from Cllr Coote

### **154 Declarations of Disclosable Pecuniary and Other Interests**

None

### **155 Minutes**

It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 2nd Of December were a true and correct record.

### **156 Chairman's Announcements**

Upcoming drainage works on the M23 southbound carriageway between junctions 10 and 10a.

To carry out these works safely we'll need to close the M23 southbound carriageway overnight junctions 10 and 10a including the entry slip road at junction 10 to the M23 southbound carriageway. There will also be overnight closures to the M23 junction 10a exit slip road. Works will be overnight between the hours of 8pm to 6am Monday to Friday only.

#### **Closure information:**

##### **M23 junction 10 to 10a southbound carriageway**

- Monday 12 January for five nights
- Monday 19 January for five nights
- Monday 26 January for five nights

##### **M23 junction 10a southbound exit slip road**

- Monday 2 February for five nights
- Monday 9 February for five nights
- Monday 16 February for five nights

There will be signed diversions in place for the closures.

**DM/25/3191 - Land to The South of Burleigh Lane Crawley Down West Sussex-** New Outline application for 8 self-build houses- deadline for comments is the 26<sup>th</sup> of January, the ast clerk has asked the planning officer for an extension until after the next Planning and Highways committee meeting on the 2<sup>nd</sup> of February 2026.

### **157 Correspondence**

No correspondence to NOTE.

## 158 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 15<sup>th</sup> of January at 4pm.

No agenda issued at the time of writing this report

Cllr Casella confirmed the Price Albert Application DM/24/2957 would be held at this next committee Meeting.

Planning Committee – 22<sup>nd</sup> January at 2pm.

No agenda issued at the time of writing this report.

## 159 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

|            | <b>Address</b>  | <b>WPC</b> | <b>MSDC</b>     |
|------------|---|------------|-----------------|
| DM/25/2732 | 29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS  | Defer      | Permitted       |
| DM/25/2387 | Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR                            | Defer      | Permitted       |
| DM/25/2572 | 27 And 29 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA                                  | Defer      | Permitted       |
| DM/25/2379 | Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF | Defer      | Permitted (PIP) |
| DM/25/2763 | Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT  | Defer      | Permitted       |
| DM/25/2613 | Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE                                    | Defer      | Permitted       |
| DM/25/2810 | Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX                                 | Defer      | Permitted       |
| DM/25/2858 | 53 Bridgelands Copthorne Crawley West Sussex RH10 3QW   | Defer      | Permitted       |
| DM/25/2904 | Land West Of Copthorne Copthorne Way Copthorne West Sussex  |            | Permitted       |
| DM/25/2759 | The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB                     | Defer      | Permitted (PIP) |
| DM/25/2690 | 1 Copse Close Crawley Down Crawley West Sussex RH10 4LS   | Defer      | Permitted       |
| DM/25/2856 | Land Adjacent To 16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS                           | Defer      | Permitted       |
| DM/25/2376 | Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY       | No Comment | Permitted       |
| DM/25/2397 | Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA                         | Defer      | Permitted       |
| DM/25/2753 | 67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA   | Defer      | Permitted       |
| DM/25/2817 | Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ                           | Support    | Permitted       |

## 160 Updates on the Mid Sussex District Plan-

The district plan is now back on track with a new inspector in place. Failure of duty to comply is no longer in place. New hearings will take place as soon as practicable, with a provisional start date of 24 February 2026

## 161 Applications in Neighbouring Parishes

Cllrs NOTED the report

## 162 Open consultation-National Planning Policy Framework: proposed reforms and other changes to the planning system-

The committee have requested that we ask a planning consultant to deliver a briefing to the Cllrs and officers, before considering a response.

## 163 Licencing

No new Licencing applications to NOTE.

## 164 Appeals

No Appeals to NOTE

## 165 Planning Compliance Action

No further updates to NOTE.

|     |   |
|-----|---|
| 166 | <b>Highways</b><br>Cllrs NOTED the Officers Report.   |
| 167 | <b>Gatwick Airport</b><br>Cllrs NOTED any correspondence sent.  |
| 168 | <b>PC Consultation Telecoms Site Keepers Knights (Ref: CS 13053122)-</b>  |
| 169 | Cllrs NOTED the consultation, the committee RESOLVED not to respond to the consultation.  |
| 170 | <b>Updates to the Land West of Turners Hill Road Development</b><br>No further updates to NOTE. The Ast Clerk has emailed Wates to enquire if there are any further updates for Wychwood residents regarding Access and Hurst Farm. |
| 171 | <b>Update the Royal Oak Site</b><br>AGREED action was to send the owner a letter regarding the deterioration of the site  |
| 172 | <b>Bowers Place</b><br>Cllrs NOTED the officers report.   |
| 173 | <b>Neighbourhood Plan-</b><br>Cllrs NOTED that neighbourhood plans should be a consideration for the 2026/27 budget.  |
| 174 | <b>Land North of Burleigh Lane, Crawley Down</b><br>Cllrs NOTED the Officers Report.  |
|     | <b>Courthouse Farm Development</b> - Standing Orders will be raised during item number 24 New Planning Applications to allow for members of public to speak.  |
| 175 | <b>Ratification of Planning Recommendations</b><br>Cllrs NOTED this.  |

| Applications to be Ratified  | Submissions      |
|--|------------------|
| <u>DM/25/0294</u><br><br><b>Rowfant Mill Cottage Old Hollow Copthorne Crawley West</b><br><b>Sussex RH10 4TB</b>   | Defer to Officer |
| <b>Listed Building Consent</b><br><br>Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025) |                  |
| <u>DM/25/0294</u><br><br><b>Rowfant Mill Cottage Old Hollow Copthorne Crawley West</b><br><b>Sussex RH10 4TB</b><br><br><b>House holder application</b>  | Defer to Officer |

|   |   |
|---|---|
| Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)  |   |
| <b><u>DM/25/3026</u></b><br><br><b><u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u></b><br><br>Proposed front porch and single storey side extension  | Defer to Officer                            |
| <b><u>DM/25/3062</u></b><br><br><b><u>Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></b><br><br>Demolition of existing rear extension, construction of a new two storey extension to the rear  | Defer to Officer                            |
| <b><u>DM/25/3105</u></b><br><br><b><u>90 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></b><br><br>T2 - Oak - reduce overhang by approximately 1.5 metres back to previous reduction points.   | Defer to Officer                            |
| <b><u>DM/25/3111</u></b><br><br><b><u>27 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u></b><br><br>T1 - Oak - reduce by 1.5m - 2m all-round as encroaching on the property and for tree maintenance   | Defer to Officer                            |
| <b><u>DM/25/3093</u></b><br><br><b><u>2 Borers Close Copthorne Crawley West Sussex RH10 3XW</u></b><br><br>Proposed single storey side and rear wrap around extension   | Defer to Officer noting neighbour's concern |
| <b><u>DM/25/2675</u></b><br><br><b><u>2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF</u></b><br><br>Retrospective application for a new hard standing to front driveway and erection of fencing to front boundary   | Defer to Officer                            |
| <b><u>DM/25/2805</u></b><br><br><b><u>Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></b><br><br>Proposed extension of car repair workshop to provide a separate area for an MOT lane and relocation of the existing office building. | Defer to Officer                            |

**176 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.

**The Chair suspended Standing orders to allow Members of the public to speak.**

First and second Members of Public- Concerns over the A264 and the impact these developments would have. They were also concerned over infrastructure that was already stretched with the addition of the Heathy Wood Development.

Concerns were raised over the lack of public consultation, only a few of the properties that reside along that part of the A264 were given a leaflet. Consultation website only gave an either-or option with no facility to give actual feedback.

Concerns were also raised about the loss of green space.

Third Member of the public to Speak was Mark Kosky Chair of the Copthorne Village Association.

Mark agreed with previous response and added the following concerns

Application area disconnected to the rest of the village; it's the wrong side of the A264.

Removal of the green landscape gives precedent for developers.

Minimal public consultation.

Concern over traffic pulling out onto the A264 whilst congestion was light due to the speed cars can travel down that road.

Copthorne is still on a hose pipe ban, and there was no response from the right water supplier on the MSDC portal.

Insufficient safe footpaths for existing pedestrians.

| Type 1 Applications   |  |
|---|--|
| <b><u>DM/25/3021</u></b><br><br><b><u>Land To The West Of Courthouse Farm Copthorne Common<br/>Copthorne West Sussex</u></b><br><br>Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.                                    | Object – Full report can be viewed on the MSDC Portal. |
| <b><u>DM/25/3020</u></b><br><br><b><u>Land To The West Of Courthouse Farm Copthorne Common<br/>Copthorne West Sussex</u></b><br><br>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 | Object- Full Report can be viewed on the MSDC Portal.  |
| <b><u>DM/25/3155</u></b><br><br><b><u>The Havens Sports field Car Park the Haven Centre Hophurst<br/>Lane Crawley Down West Sussex</u></b><br><br>New/Replacement Village Hall.   | Support  |
| <b><u>DM/25/2995</u></b><br><br><b><u>Steton Works Turners Hill Road Crawley Down West Sussex</u></b>   | Defer to Officer                                       |

|   |  |
|---|--|
| The proposed development involves the demolition of all existing buildings on-site, currently used as a garage/shed, to be replaced with two semi-detached dwellings (Residential C3) and associated parking. |  |
| <b>Type 2 Applications</b>  |  |
| No applications   |  |
| <b>Tree Applications</b>  |  |
| No applications   |  |

**177      Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**  
 No considerations

**178      Consideration of items for discussion by the Village Working Parties-**

**179      Date of the next meeting** – Monday 2<sup>nd</sup> February 2026 at 7.30pm

*Meeting closed at 8.35pm*

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

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

## **Officers Report**

To be considered in conjunction with the agenda for this meeting.  
**Meeting of the Planning and Highways Committee to be held on  
Monday 2<sup>nd</sup> February, In 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 becomes 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 the 5<sup>th</sup> of January 2026.

### **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 – 12<sup>th</sup> February at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 19<sup>th</sup> February at 2pm.

No agenda issued at the time of writing this report,

## 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>                    |
|----------------------------|---|------------|--------------------------------|
| AP/25/0044<br>(DM/25/1864) | Hurst House, Copthorne Common, Copthorne  | Defer      | Refused<br>Appeal<br>dismissed |
| DM/25/2952                 | 88 Lashmere Copthorne   | Defer      | Permitted                      |
| DM/25/2832                 | 25 Kitsmead Copthorne RH10 3PN  | Defer      | Permitted                      |
| DM/25/2963                 | Lemon Meadow Turners Hill Road Crawley Down RH10 4EY  | Defer      | Permitted                      |
| DM/25/3002                 | 57 Church Lane Copthorne RH10 3QF   | Defer      | Permitted                      |
| DM/25/2831                 | 8 Elgar Way Copthorne RH10 3JJ  | Defer      | Permitted                      |
| DM/25/1770                 | Annexe 38 Fairway Copthorne West Sussex RH10 3QA  | Defer      | Permitted                      |
| DM/25/3062                 | Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE   | Defer      | Permitted                      |
| DM/24/2957                 | The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX   | Object     | Refused                        |
| DM/25/3105                 | 90 Lashmere Copthorne Crawley West Sussex RH10 3RT  | Defer      | Permitted                      |
| DM/25/3093                 | 2 Borers Close Copthorne Crawley West Sussex RH10 3XW   | Defer      | Permitted                      |
| DM/25/0295                 | Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB  | Defer      | Permitted                      |
| DM/25/0294                 | Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB  | Defer      | Permitted                      |
| DM/25/3111                 | 27 Newlands Park Copthorne Crawley West Sussex RH10 3EW   | Defer      | Permitted                      |
| DM/25/2805                 | Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF | Defer      | Permitted                      |

## 9 Updates on the Mid Sussex District Plan

To receive an update from Cllr Casella during the committee meeting.

## 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

|            | Address  | Proposal  | WPC Decision        |
|------------|--|---|---------------------|
| AP/26/0008 | 26 Tiltwood Drive<br>Crawley Down Crawley<br>West Sussex                 | Retrospective application for a<br>red brick dwarf wall to the front<br>boundary. | Defer to<br>Officer |
| AP/26/0006 | Land referred to as Fir<br>Tree Place, Turners Hill<br>Road Crawley Down | Unauthorised residential<br>caravans  |                     |

## 13 \*Planning Compliance

Clrs are asked to consider supporting a rule 6 application with the inspector for appeal reference AP/26/0006 Land referred to as Fir Tree Place Turners Hill Road Crawley Down.

## **14 Highways Issues**

### **A23 resurfacing works**

We're resurfacing the A23 between Boleny and Patchham

Resurfacing work will be undertaken in two phases, overnight between the hours of 8pm to 6am Monday to Friday.

Phase one will be overnight closures to the southbound carriageway from Boleny to Muddleswood, phase two will be from Bolney to Patcham.

#### **Phase one Bolney to Muddleswood southbound overnight closures:**

- Monday 2 February for five nights

#### **Phase two Bolney to Patcham southbound overnight closures:**

- Monday 9 February for five nights
- Monday 16 February for five nights
- Monday 23 February for five nights

#### **Diversions:**

Traffic will be diverted via - A272, A24, A283 and A27

There will also be localised diversion routes in place for adjoining roads onto the A23 southbound carriageway.

## **15 Gatwick Airport**

GACC newsletter- Judicial review Gatwick Airport Expansion Trial 2-23 January 2026.  
No further updates to note at the time this officers report was sent out.

**16 Updates Land West of Turners Hill Road Development-** Wates are currently in the process of securing the Hurst Farmland. This would establish Hurst Farm as the primary access route to the proposed development, rather than access through Wychwood. In addition, a new revised northern planning application will be submitted proposing a further 80 homes. This would increase the northern site from 150 to a potential total of 230 dwellings.

A public consultation on the proposals is now live and can be accessed at: <https://landnorthofhuntsland.co.uk/>

**17 Update on the Royal Oak Site -** A further email was sent on the 7<sup>th</sup> of January detailing the Council's frustration with lack of progress and advising that legal action in the form of a section 215 notice was being considered. The office has received no response.

After the Crawley Down working party meeting on the 21st of January the ast clerk has been asked to enquire with MSDC whether a section 215 notice can be considered. Further to this update it has been noted that surveys were being carried out on site W/E 25<sup>th</sup> January. Ast Clerk has been asked to send an email to enquire whether there were any further updates that could be shared. The office has received no response.

**18**

**Bowers Place –** Technical approval has now come through. WSCC requested a few minor amendments to the plans, which have been done. After approval has been granted, the legal agreement will need to be signed, and this will go via our solicitor. We will then know about any traffic management requirements which we'll be able to plan for.

Biodiversity net gain

PB has applied to MSDC to have the biodiversity net gain condition removed. This could take up to 8 weeks, but he will ask them to turn it around quicker. The planning officer has advised this will be done as quickly as possible.

**19**

**Updates on the Neighbourhood plan-** All paper copies have now been submitted online.

Total responses per village:

Crawley Down - 378

**20** Copthorne - 359

**Land North of Burleigh Lane, Crawley Down and is allocated for 48 dwellings (site SA22)**

No further updates to note.

**21**

**Courthouse Farm Development-** Worth Parish Councils formal objection response is available to view on the MSDC portal. There are no further updates to note currently.

## 22 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

| Applications to be Ratified   |   |
|---|---|
| <u><b>DM/25/3251</b></u><br><br><b>38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ</b><br><br>Demolition of existing single-story extension and construction of the new two-storey side and single storey rear extension.  | Defer to Officer  |
| <u><b>DM/25/3280</b></u><br><br><b>Land Adjacent to Rowan East of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH</b><br><br>Variation of condition 2 relating to planning reference DM/23/2961.  | Defer to Officer noting neighbours' concerns.                                   |
| <u><b>DM/26/0031</b></u><br><br><b>2 Greenside Crawley Down Crawley West Sussex RH10 4AG</b><br><br>Reduce Crown overhanging the boundary by 2m   | Defer to Officer  |
| <u><b>DM/26/0033</b></u><br><br><b>86 Lashmere Copthorne Crawley West Sussex RH10 3RT</b><br><br>Oak (t1) prune lateral section of tree overhanging garden of 86 (west/south/west) by 1.5m back to suitable growth points. Beech (T2) prune lateral section of tree overhanging garden of 86 (east/south/east) by 1.5m back to suitable growth. | Defer to Tree Officer   |
| <u><b>DM/25/2621</b></u><br><br><b>45 Lashmere Copthorne Crawley West Sussex RH10 3RR</b><br><br>Retrospective application form existing use for self-contained studio/unit.  | Defer to the officer, noting disappointment, this application is retrospective. |
| <u><b>DM/26/0050</b></u><br><br><b>8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF</b>   | Defer to Tree Officer   |

|  |  |
|--|--|
| T1 Oak tree located at the rear of property behind garage. Reduce crown height and spread bt approx 3 meters. Remove lowest bough growing towards neighboring property back to main trunk. |  |
| <b><u>DM/25/3280</u></b>   |  |
| <b><u>Land Adjacent to Rowan East of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH</u></b>   |  |
| Variation of condition 2 relating to planning reference<br>DM/23/2961.   |  |

**23** **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  | Planning History  |
|--|---|
| <b><u>DM/25/3191</u></b><br><br><b><u>Land To the South of Burleigh Lane Crawley Down West Sussex</u></b><br><br>Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.      | No previous planning history on this site.<br>Lots of objections from residents on the portal   |
| <b>Type 2</b> No previous planning history on this site. <b>Applications</b>   |   |
| <b><u>DM/26/0084</u></b><br><br><b><u>Felbridge Manor Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></b><br><br>Installation of 3x post mounted directional signs and 2x sets of individual letters   | Residents' objection, concerns over location of sign on the corner of Chapel Lane as it is too close to the boundary, dominant in size and a change of character to the rural nature of the lane. |
| <b><u>DM/25/2078</u></b><br><br><b><u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u></b><br><br>Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property. (Amended plans and planting details received 02.01.2026) | Previous correspondence<br>Defer to Officer.  |

|   |   |
|---|---|
| <u><b>DM/25/3026</b></u>  | DM/20/3467- Retrospective single storey extension. Permitted. Previous response to this application Defer to Officer  |
| <u><b>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</b></u> | Proposed front porch and single storey side extension.  |
| <b>Tree applications</b>  |   |
| <u><b>DM/26/0178</b></u>  | Recent tree applications are permitted.   |
| <u><b>Rear Of 82 Lashmere Copthorne Crawley West Sussex RH10 3RT</b></u>              | Oak Trees x2 (T20 and T21) - T20 Crown reduction of approximately 2-3 metres, as appropriate to suitable growth points. T21 Crown reduction of approximately 2-4 metres, as appropriate to suitable growth points.  |
| <b>24</b>   | <b>Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group.</b> to note activities to date, and to receive any recommendations<br><br>Following discussion at the Copthorne Working Party meeting held on 21 <sup>st</sup> January 2026, Members expressed a wish for further community engagement regarding the future of the Prince Albert site. The are committee are asked to consider and discuss. |
| <b>25</b>   | <b>Consideration of items for discussion by the Village Working Parties</b> – 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.   |
| <b>26</b>   | <b>Date of the next meeting</b> – Monday 2 <sup>nd</sup> March 2026.<br><br><b>*The press and public may be excluded from this item in accordance with the Public Bodies (Admissions to Meetings) Act 1960 s1 due to the confidential nature of the matter to be discussed.</b>   |

## Applications in Neighbouring Parishes

2nd February 2026

| Parish         | Planning Ref | Address  | Action  |
|----------------|--------------|--|---|
| 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. | <p>WPC has commented on the proposals and asked to be kept updated.</p> <p>Confirmed EIA required.</p> <p><b>No change 27.01.2026</b></p>   |
| East Grinstead | DM/25/1665   | Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP<br><br>Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810   | <p>Submission of details pursuant to the discharge of Conditions 9, 10, 16 and 20 of Planning Permission DM/23/0810 for 200 homes at Land South of Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PP.</p> <p>pursuant to the Discharge of Conditions 9 (Archaeology), 10 (Air Quality Assessment), 16 (Arboriculture Method Statement) and 20 (Biodiversity Net Gain Plan) attached to the Full Planning Permission regarding Land South of Crawley Down Road (Ref. DM/23/0810).</p> <p>The information submitted pursuant to the afore mentioned conditions as follows: Condition 9 (Archaeology) 230233 WSIv5 230233-ev-2025100-V1reduced</p> <p>Condition 10 (Air Quality Assessment) 444669-02(03) Air Quality Assessment Report-Crawley Down Road Felbridge</p> <p>Condition 16 (Arboriculture Method Statement) 10948_AMS.001</p> |

|  |  |   |   |
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|  |  | <p>Condition 20 (Biodiversity Net Gain Plan) Land at Felbridge - HMMPT 1.0 (Revision b)</p> | <p><b>01.07.2025 Historic Environment Consultee</b><br/>Given the submitted evaluation report, I can recommend discharge of Condition 9(i). The remainder of Condition 9(ii, iii &amp; iv) should not be discharged until the submission and approval of an archaeological mitigation strategy (ii), the completion of the approved mitigation strategy (iii) and the submission and approval of a post-excavation report detailing the results of the archaeological work (iv).</p> <p><b>17.07.2025 Environmental protection</b><br/>Re: Cond 10 Air Quality The condition requires a scheme to be submitted in accordance with the value stated in the RSK AQ assessment. It appears that the applicant has re-submitted the original report rather than a specific and agreed scheme. <b>Not recommended for discharge at this stage.</b></p> <p><b>18.07.2025 Condition 16 – approval for discharge from MSDC.</b></p> <p><b>8.9.2025 Condition 16 discharged.</b></p> <p><b>29.9.25 Condition 10 discharged.</b></p> <p><b>13.10.25 Ecology consultee</b><br/>Unable to recommend discharge until additional information submitted.</p> <p><b>22.10.25 – BNG statement submitted.</b></p> <p><b>24.11.2025 MSDC decision notice confirming that the following details are acceptable and that condition 9 of planning permission DM/23/0810 is discharged</b></p> |
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|                |            |  | <p><b>22.01.2026</b><br/> <b>Place services- recommendation to not remove condition 20 until additional information has been provided.</b></p>  |
| East Grinstead | DM/22/0718 | <p>Land Rear Of 61 Crawley Down Road Felbridge<br/>           East Grinstead West Sussex RH19 2PP</p> <p>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> | <p>Pending consideration</p> <p>Still live 27/02/2025.</p> <p>To be superseded by DM/23/0810?</p> <p><b>No change 27.01.2026</b></p> <p><b>Suggest Noting.</b><br/> <b>Planning portal states awaiting decision</b></p> |

|                |            |   |  |
|----------------|------------|---|--|
| East Grinstead | DM/23/2699 | <p>Land South and West of Imberhorne 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.</p> <p>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.</p> <p>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</p> <p>MSDC Environmental Protection have no objection in principle. A list of conditions has been provided.</p> <p>12.07.2024</p> <p>Proposed Indicative Shared Footpath &amp; Cycle Route Connection.</p> <p>12.07.2024</p> <p>Proposed Route to SANG Carriageway Widths Plan.</p> <p>15.07.2024</p> <p>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</p> <p>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><b>22.07.2024</b><br/>Sports England have withdrawn their objection to the proposal.</p> <p><b>29.07.2024 SCC</b><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><b>30.07.2024 -Active travel England</b><br/>Conditional approval</p> <p><b>07.08.2024- Ecology Report.</b><br/><b>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 Recommended Approval subject to attached conditions.</p> <p><b>30.01.2025- Committee Report – Recommended for Approval.</b></p> <p><b>10.02.2025- East Grinstead Town Council- Committee resolved to recommendation this application for refusal.</b><br/> Whilst WSCC Highways view of this development was positive, the Committee was disappointed to note there had still been no conclusive update or commitment to the star junction upgrade</p> |
|--|--|---|

|         |          |   |   |
|---------|----------|---|---|
|         |          |   | <p>recommended by Surrey Country Council. There was still scope for this to be addressed within the legal documentation for this application, the 4 local authorities needed to work together to identify a solution to the road issues. There was also no update regarding the requested improvements to Imberhorne Lane bridge. The pedestrian access point onto the Worth Way should be for cycle access also. EGTC would like a commitment from MSDC that S106 funding would not be removed/deemed expired after a set period of time if the funding had not been used, and would also like reassurance that the primary and early years education and the care home offerings within the site would be delivered within the timeframe specified. If not, we would like reassurance that these sites would be used for alternative community benefit e.g. community hall, play area etc. There had been other instances within MSDC where S106 funding had been lost and community offerings not delivered, it was hoped that lessons had been learned not as not to be repeated.</p> <p>19.12.2025 - Final draft of the S106 agreement published on portal.</p> <p><b>Status Approved 23.12.2025</b></p> |
| Burstow | 2025/468 | <p>Land South of Tagzvondeni Kennels, Shipley Bridge Lane, Shipley Bridge, RH6 9TL</p> <p>Use of land as a private gypsy and traveller caravan site for 4 pitches, including parking.</p> | <p>Pending Consideration- comments by the 4th of July</p> <p>11<sup>th</sup> June 2025 London Gatwick- consultee comment - No development shall take place until full details of soft landscaping</p>   |

|                |                  |   |  |
|----------------|------------------|---|--|
|                |                  | Retention of hardstanding and widened vehicular access. (Retrospective)   | <p>works have been submitted and approved in writing by the local planning authority.</p> <p>The reason to avoid endangering the safe movement of aircraft and the operation of London Gatwick through the attraction of birds and an increase in the bird hazard risk of the application site.</p> <p>01.07.2025- Surrey County Council Highways –requires evidence of vehicular sight lines at the proposed site access junction onto Shipley Bridge Lane, the use of which would be intensified by the proposed development.</p> <p><b>Decision Notice Refused 28.11.2025</b><br/> <b>No Appeals as of the 27.01.2026</b></p> |
| <b>Burstow</b> | <b>2025/1318</b> | Land Adjacent to Oaklands Drive, Copthorne Bank, Copthorne, West Sussex<br><br>Asprey Homes Southern Ltd in support of a full planning application for the erection of seven dwellings (2 x three bed and 3 four bed detached dwellings and one pair of 3 bed semi-detached) on land at Copthorne Bank, Copthorne | <p>Comments open until December 14<sup>th</sup><br/> Waste/ refuge collection Confirmed as Tandridge</p> <p><b>Oakland Drive Residents – Do not object to the layout of the development, concerns are raised of the potential damage to and the drainage system and damage and deterioration of the road in Oaklands Drive especially at the bellmouth.</b></p> <p><b>Awaiting decision 27.01.2026</b></p>   |

New Applications/Comments in bold/Red

## Planning and Highways Committee Meeting Applications to be Ratified.

### Type 1 Applications

| Application   | Planning History  | Suggested Submission                             |
|---|---|--|
| <b><u>DM/25/2621</u></b><br><br><b><u>45 Lashmere Copthorne Crawley West Sussex RH10 3RR</u></b><br><br>Retrospective application form existing use for self-contained studio/unit.                                 | DM/22/2777 Garage Conversion Approved WPC Defer to Officer  | Defer to Officer                                 |
| <b><u>DM/25/3280</u></b><br><br><b><u>Land Adjacent To Rowan East Of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH</u></b><br><br>Variation of condition 2 relating to planning reference DM/23/2961. | DM/20/3081- 64 bed Care home class C2 Refused, allowed on appeal AP/21/0060<br><br>DM/23/2961 Variation of condition 2 of Appeal Reference AP/21/0060 (Planning ref DM/20/3081) - To amend the plans to allow several changes to the layouts to enhance the operational efficiency of the building and site. Approved | Defer to Officer<br>noting neighbours' concerns. |

## Type 2 Applications

| Applications to be ratified  | Planning History                              | Suggested Submission    |
|--|---|-------------------------|
| <p><b><u>DM/25/3251</u></b></p> <p><b><u>38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ</u></b></p> <p>Demolition of existing single-story extension and construction of the new two-storey side and single storey rear extension.</p> | No previous planning history on MSDC website. | <b>Defer to Officer</b> |

## Tree Applications to be Ratified

| Applications to be ratified   | Planning History   | Suggested Submission    |
|---|--|-------------------------|
| <p><b><u>DM/26/0031</u></b></p> <p><b><u>2 Greenside Crawley Down Crawley West Sussex RH10 4AG</u></b></p> <p>Reduce Crown overhanging the boundary by 2m</p>   | Previous tree application approved.                                    | <b>Defer to Officer</b> |
| <p><b><u>DM/26/0033</u></b></p> <p><b><u>86 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></b></p> <p>Oak (t1) prune lateral section of tree overhanging garden of 86 (west/south/west) by 1.5m back to suitable growth points. Beech (T2) prune lateral section of tree overhanging garden of 86 (east/south/east) by 1.5m back to suitable growth.</p> | No previous planning history.  | <b>Defer to Officer</b> |
| <p><b><u>DM/26/0050</u></b></p> <p><b><u>8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF</u></b></p>   | DM/21/0102- Oak Tree – reduce height by no more than 5 metres- Refused | <b>Defer to Officer</b> |

|   |                                       |  |
|---|---------------------------------------|--|
| T1 Oak tree located at rear of property behind garage. Reduce crown height and spread by approx 3 metres. Remove lowest bough growing towards neighbouring property back to main trunk. | All other tree applications permitted |  |
|---|---------------------------------------|--|

**DM/25/2621**

**45 Lashmere Copthorne Crawley West**  
**Sussex RH10 3RR**

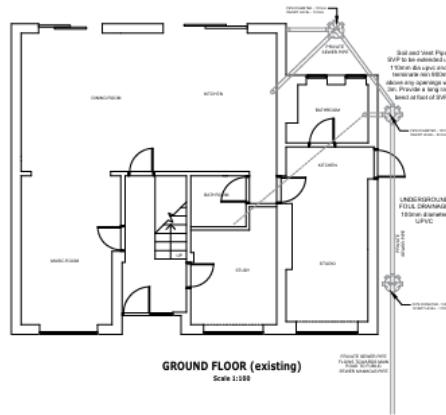
Retrospective application form existing use  
for self-contained studio/unit.



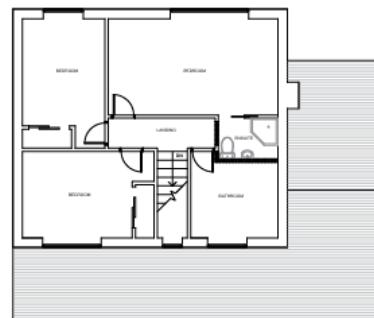
**LOCATION PLAN**  
Scale 1:1250



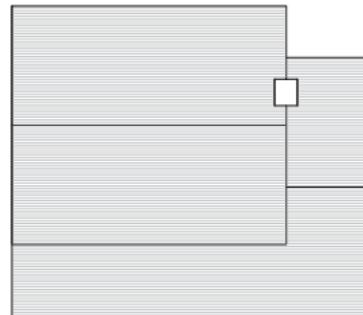
**SITE PLAN**  
Scale 1:500



## GROUND FLOOR (existing)



**FIRST FLOOR (existing)**



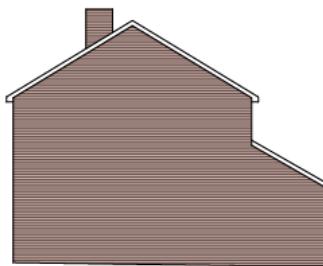
## GROUND FLOOR (existing)



**FRONT ELEVATION (existing)**  
Scale 1:500



**REAR ELEVATION (existing)**

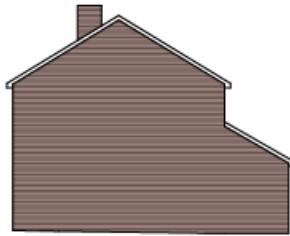
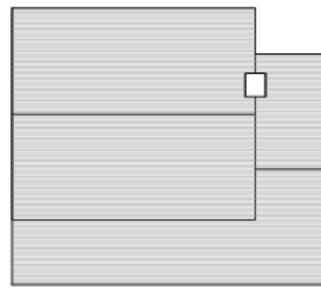
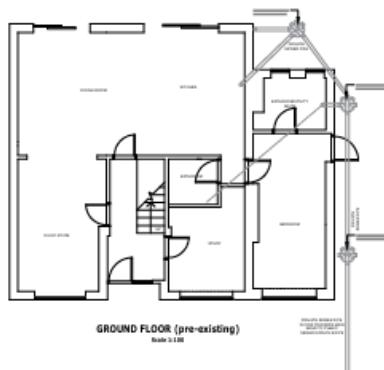


**SIDE ELEVATION 1 (existing)**  
Scale 1:100



**SIDE ELEVATION 2 (existing)**  
Scale 1:100

NOTES RELATING TO THIS DRAWING  
All dimensions are in metres to the nearest 10mm. The drawings are not to scale.  
This drawing is to be read in conjunction with all other drawings and documents relating to the project.  
SIGHT LINE: This drawing is to be taken from the following internal (existing) walls as defined for "construction" in the title block below.



LEGEND

SCALE BAR FOR 1:100

Ref Description No. Date Issued  
PS ISSUE FOR INFORMATION 0000 OCT 20

File ISSUE FOR INFORMATION

Client

Project 45 LAGHMORE COPTHORPE, RH16 3RR

Drawing PRE-EXISTING PLANS AND ELEVATIONS

Sheet 001

Drawing Number

Date

Issue

Planning Ref

Ref

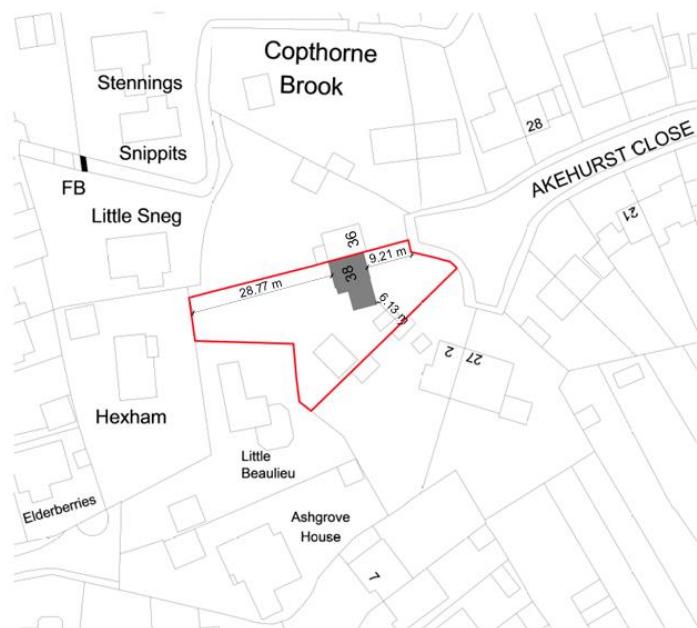
PSD02020202

Issue No. A01

**DM/25/3251**

**38 Akehurst Close Copthorne Crawley**  
**West Sussex RH10 3QQ**

Demolition of existing single-story extension  
and construction of the new two-storey side  
and single storey rear extension.



1 Existing Block Plan  
1 : 500



2 Existing Site Location Plan  
1 : 1250



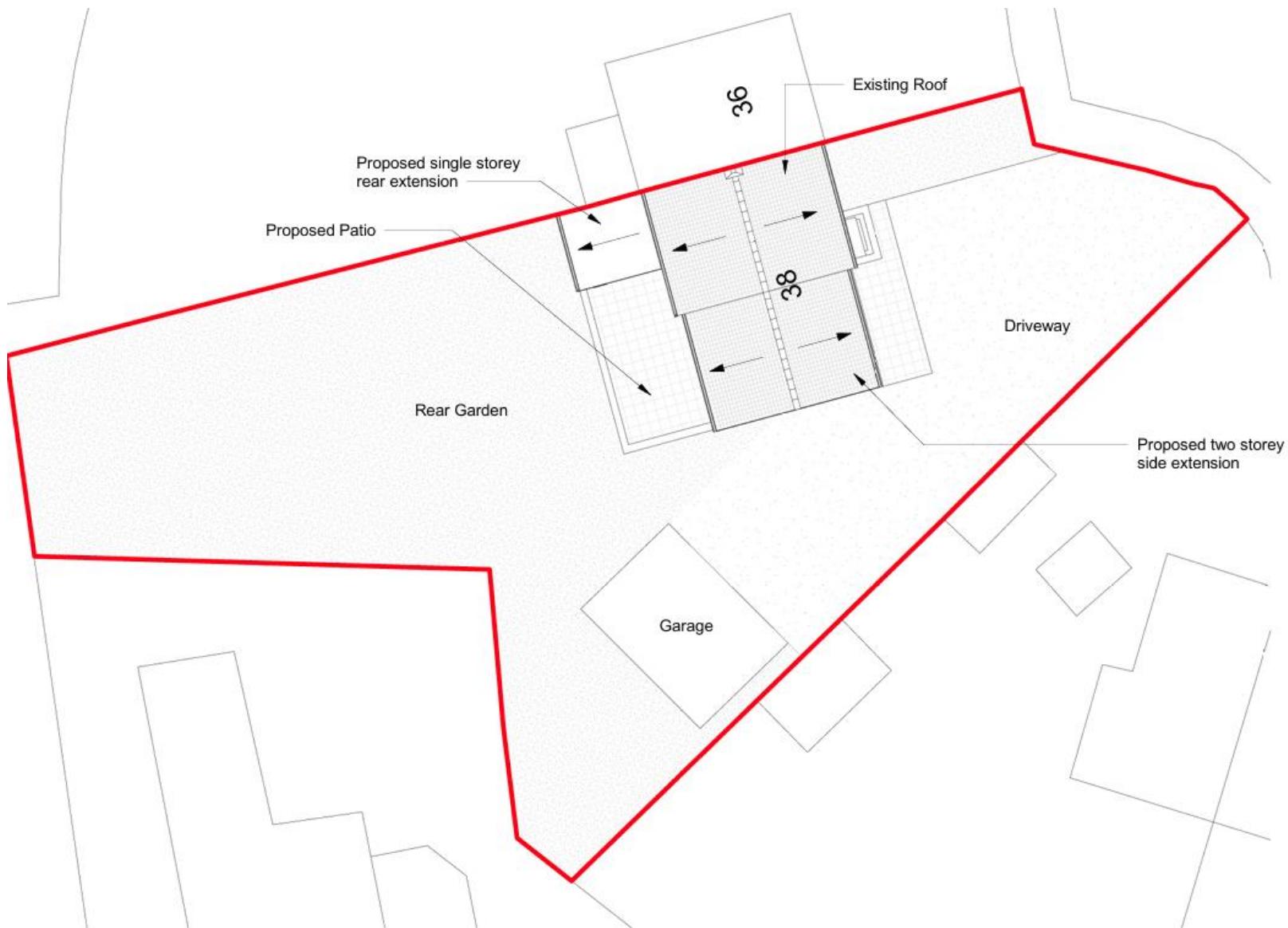


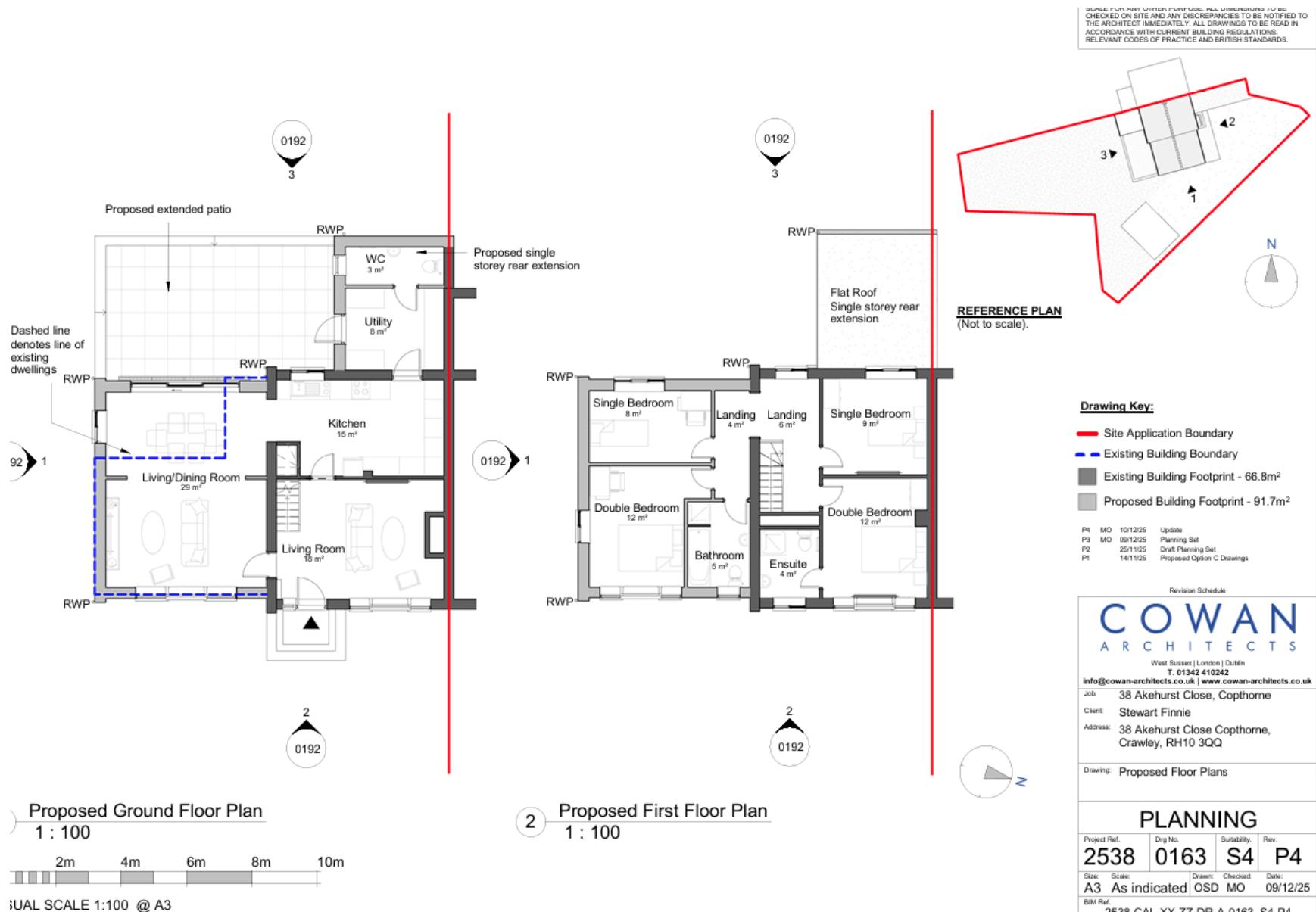
1 Proposed Block Plan  
1 : 500



2 Proposed Site Location Plan  
1 : 1250









1 Proposed North Elevation  
1 : 100

Concrete interlocking tiles to match existing

Clay hung tiles to match existing

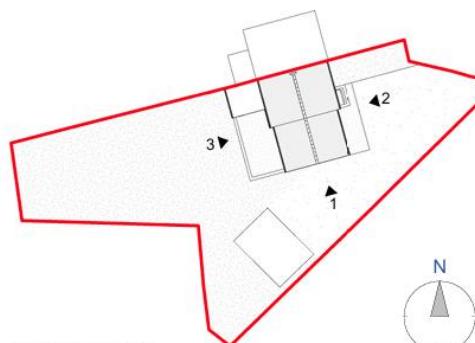
White UPVC windows to match existing

Red brick to match existing

Buff brick to match existing



2 Proposed East Elevation  
1 : 100



REFERENCE PLAN  
(Not to scale).

THE ARCHITECT IMMEDIATELY ALL DRAWINGS TO BE RE-  
ACCORDING WITH CURRENT BUILDING REGULATIONS,  
RELEVANT CODES OF PRACTICE AND BRITISH STANDARD

Red line denoting boundary  
to adjoining property

Concrete interlocking tiles

Clay hung tiles

Red brick

Buff brick

**Drawing Key:**

— Site Application Boundary

**Material Key:**

■ Interlocking Tiles

■ Facing Brick

■ Hung Tiles

P4 MO 10/12/25 Update  
P3 MO 09/12/25 Planning Set  
P2 25/11/25 Draft Planning Set  
P1 3/11/25 Proposed Option C Elevations

Revision Schedule

**COWAN**  
ARCHITECT

West Sussex | London | Dublin

T. 01342 410242

[info@cowan-architects.co.uk](mailto:info@cowan-architects.co.uk) | [www.cowan-architects.co.uk](http://www.cowan-architects.co.uk)

Job: 38 Akehurst Close, Copthorne

Client: Stewart Finnie

Address: 38 Akehurst Close Copthorne,  
Crawley, RH10 3QQ

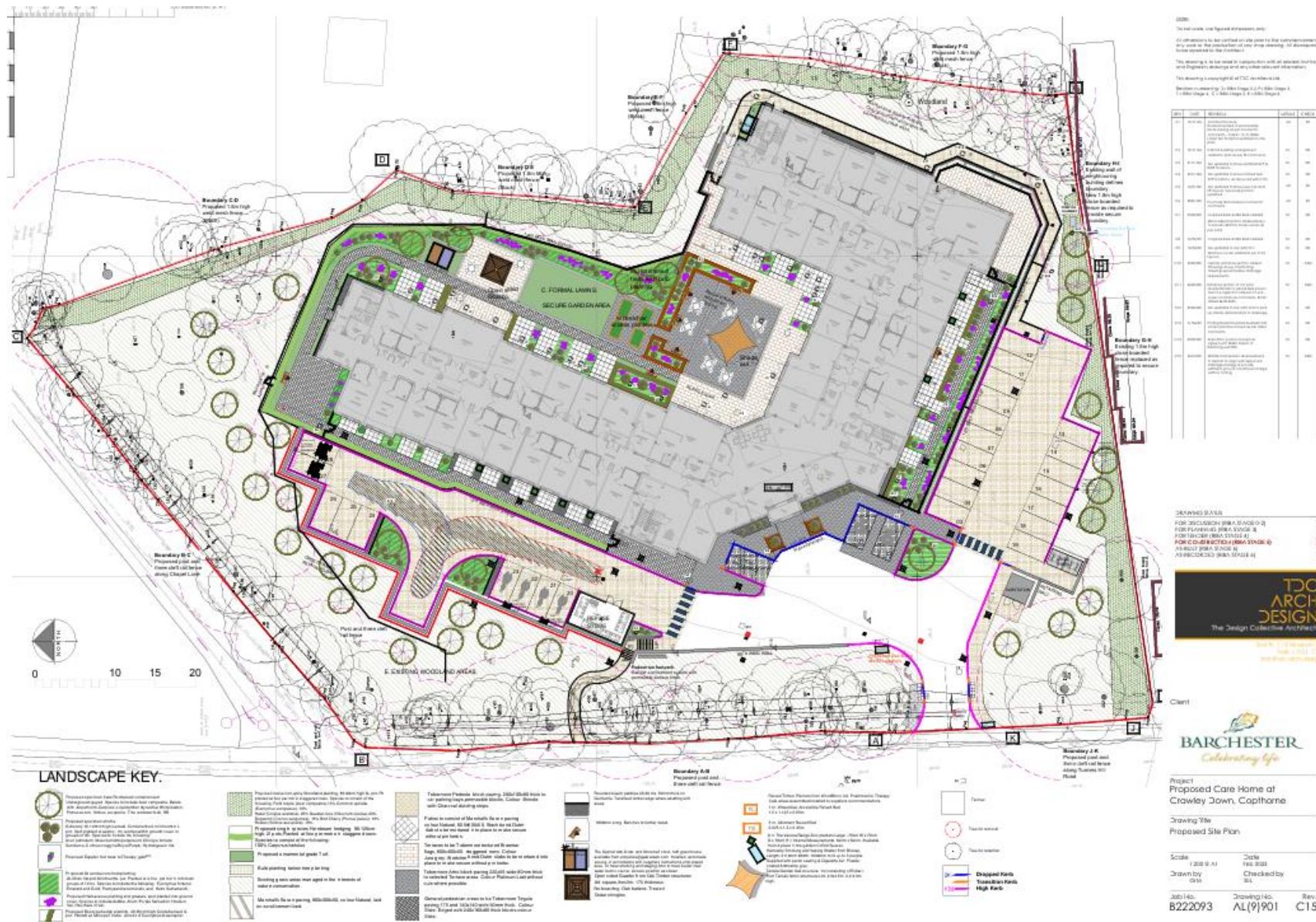
Drawing: Proposed Elevations

**DM/25/3280**

**Land Adjacent To Rowan East Of Turners**  
**Hill Road Crawley Down Crawley West**  
**Sussex RH10 4HH**

Variation of condition 2 relating to planning  
reference

DM/23/2961.



**DM/26/0031**

**2 Greenside Crawley Down Crawley**  
**West Sussex RH10 4AG**

Reduce Crown overhanging the boundary by  
2m

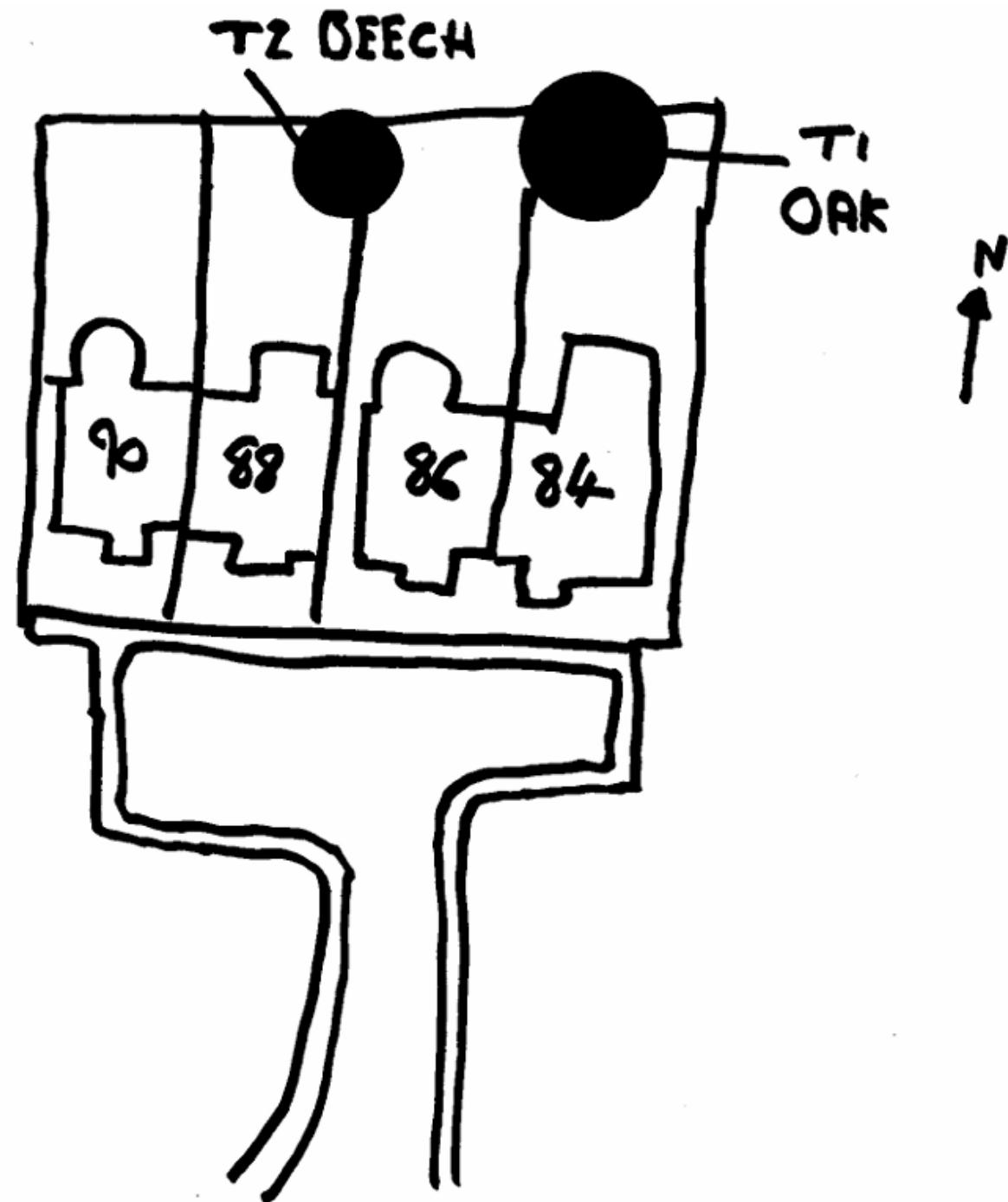


**DM/26/0033**

**86 Lashmere Copthorne Crawley West Sussex**  
**RH10 3RT**

Oak (t1) prune lateral section of tree overhanging garden of 86 (west/south/west) by 1.5m back to suitable growth points. Beech (T2) prune lateral section of tree overhanging garden of 86 (east/south/east) by 1.5m back to suitable growth.





**DM/26/0050**

**8 Calluna Drive Copthorne Crawley West**  
**Sussex RH10 3XF**

T1 Oak tree located at rear of property behind garage. Reduce crown height and spread by approx 3 metres. Remove lowest bough growing towards neighbouring property back to main trunk.

























