

**WORTH PARISH COUNCIL**

Planning and Highways

Committee Meeting

11th May 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 11<sup>th</sup> May 2026 at 7.30pm.** In the Glebe Centre Crawley Down 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 13<sup>th</sup> April 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:
  - a) Planning Committee – next meeting: 21<sup>st</sup> May 2026 at 4.00pm.
  - b) District Planning Committee – next meeting: 28<sup>th</sup> May 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>
DM/26/0307	Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY	Defer	Permitted
DM/26/0340	Jensen Cottage 1A Sunnyhill Close Crawley Down Crawley West Sussex RH10 4GY	Defer	Permitted
DM/26/0378	Ramblers 2 Chesterfield Close Furnace Wood East Grinstead West Sussex RH19 2PY	Defer	Permitted
DM/26/0005	Stables Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Defer	Permitted
DM/26/0154	Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF	Object	Permitted
DM/25/2621	45 Lashmere Copthorne Crawley West Sussex RH10 3RR	Defer	Refused
DM/26/0339	46 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/26/0542	12 Heather Close Copthorne Crawley West Sussex RH10 3PZ	Defer	Permitted
DM/26/0472	The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS	Defer	Permitted

- 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.
- Planning Appeal Decision AP/25/0049 (DM/24/2400) Land at Gibbshaven Farm, North of Felbridge Road Furnace Wood. **The Appeal was Permitted.**
- Planning Appeal Decision AP/26/0008 (DM/25/2165 26 Tiltwood Drive Crawley Down. **The Appeal was dismissed.**
- 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. Royal Oak Update**- to receive any updates in relation to the Royal oak site.
- 16. Bowers Place**- to receive any updates in relation to Bowers Place.
- 17. Copthorne Recreational Ground**- to receive any updates in relation to Copthorne Recreational ground.
- 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>	
<p><b><u>DM/26/0882</u></b></p> <p><b><u>Fronwell Church Road Copthorne Crawley West Sussex RH10 3RD</u></b>  T2 / T3 / T4 /T5: Reduce back Yew trees growing towards the house by approximately 1.5 meters. T2 / T3 / T4 /T5: Reduce back the Yew trees overhanging Church Road by approximately 1.5 meters . T6: Reduce back Yew tree growing towards the house by approximately 0.5 meters</p>	Defer to Officer
<p><b><u>DM/26/0541</u></b></p> <p><b><u>Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></b></p> <p>Proposed erection of an ancillary single-storey, detached garage to accommodate up to eight no. cars.</p>	Defer to Officer, asking for a non-severance clause to be attached.

**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>	
<p><b><u>DM/25/3020</u></b></p> <p><b><u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u></b></p> <p>Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.  ADDITIONAL INFORMATION submitted 8th April 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, response to consultations, road safety design audit and district licence report</p>	
<p><b><u>DM/26/0857</u></b></p> <p><b><u>Ollen Vicarage Road Crawley Down Crawley West Sussex RH10 4JJ</u></b></p> <p>Single dwelling on land adjacent to Ollen</p>	
<p><b><u>DM/26/0577</u></b></p> <p><b><u>Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. (Additional drainage information received 30/03/26 and transport information received 24/04/26</p>	
<p><b><u>DM/26/1045</u></b></p>	

<p><b><u>The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></b></p> <p>Demolition of an existing dwelling and construction of a replacement self-build dwelling with a 2-bed annexe for ancillary use to main dwelling, rear balcony and indoor swimming pool</p> <p><b>Type 2 Applications</b></p>	
<p><b><u>DM/25/1384</u></b></p> <p><b><u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></b></p> <p>Retention of heat pump (Amended Plans and info rcvd 22.04.202</p>	
<p><b><u>DM/26/1004</u></b></p> <p><b><u>27 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></b></p> <p>Proposed single and double storey rear extension, replacement timber cladding and porch.</p>	
<p><b><u>DM/26/1006</u></b></p> <p><b><u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></b></p> <p>Proposed single storey side and rear extensions and raised rear terrace.</p>	
<p><b><u>DM/26/0941</u></b></p> <p><b><u>Hollyheart Cottage 12 Brookhill Road Copthorne Crawley West Sussex RH10 3QL</u></b></p> <p>Proposed loft conversion with rear dormer and front Velux windows This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.</p>	
<p><b><u>DM/26/1081</u></b></p> <p><b><u>1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</u></b></p> <p>Erection of a single-storey outbuilding This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.</p>	
<p><b><u>DM/26/1082</u></b></p> <p><b><u>1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</u></b></p> <p>Proposed single-storey rear extension and front extension for porch</p> <p><b>Tree applications</b></p>	
<p><b><u>DM/26/1048</u></b></p> <p><b><u>10 Brookview Copthorne Crawley West Sussex RH10 3RZ</u></b></p> <p>Reduce crown back to previous pruning points</p>	

- 20. 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
- 21. 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.
- 22. Date of the next meeting – Monday 1st June 2026 at 7.30pm at the Parish Hub Copthorne.**

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

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting held on 13<sup>th</sup> April 2026,**  
**commencing at 7.30pm**

**Present**

Cllr Williams (Chair) Cllr Bingle Cllr Coote Cllr Kipps Cllr Wilson	Cllr King (Vice Chair) Cllr Casella Cllr Dorey Cllr Pointer	L Bannister (Chief Officer)
		Cllr Phillips as non-committee member

**200 Public Question Time**

No questions raised.

**201 Apologies**

None.

**202 Declarations of Disclosable Pecuniary and Other Interests**

None.

**203 Minutes**

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 2<sup>nd</sup> of March 2026, and these were duly signed by the Chair.

**204 Chairman's Announcements**

It was reported that there is mud on the A264 coming from the two new developments. The road needs cleaning and lorries need their wheels washed before leaving site. This will be reported to MSDC.

**205 Correspondence**

Cllrs NOTED the Correspondence.

**206 Update on Mid Sussex District Council Planning Committee Meetings**

Planning Committee – 9<sup>th</sup> of April at 4pm. (Cancelled)

Planning Committee – 16<sup>th</sup> of April at 2pm. (Cancelled)

**207 Planning Decisions from Mid Sussex District Council**

The following decisions were NOTED:

	Address	WPC	MSDC
DM/26/0084	Felbridge Manor Turners Hill Road Crawley Down	Object	Permitted
DM/24/3104	Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Object	Permitted
DM/26/0178	Rear Of 82 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/26/0510	WPC Copthorne Recreational Ground Copthorne Bank		Permitted
DM/25/1240	Parkfields Farm Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN	Defer	Permitted
DM/26/0202	25 The Leas Crawley Down Crawley West Sussex RH10 4EP	Defer	Permitted
DM/26/0270	3 Greenside Crawley Down Crawley West Sussex RH10 4AG	Defer	Permitted
DM/25/3280	Land Adjacent To Rowan East Of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH	Defer	Permitted
DM/26/0276	77 Church Lane Copthorne Crawley West Sussex RH10 3QG	Defer	Permitted

DM/26/0306	Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY	Defer	Permitted (pip)
DM/26/0508	7 Grange Road Crawley Down RH10 4JT	Defer	Permitted (pip)

**208 Updates on the Mid Sussex District Plan**

Cllr Casella updated that the Regulation 19 examination has now finished. MSDC are now responding to queries and looking for more housing sites. It is still anticipated that the Plan will be completed in September.

**209 Applications in Neighbouring Parishes**

Cllrs NOTED the report.

**210 Licencing**

No new Licencing applications to NOTE.

**211 Appeals**

	Address	Proposal	WPC Decision
AP/26/0021	The Platt Turners Hill Road Crawley Down.	Erection of a Pre School and Associated Works	Support

The appeal was NOTED.

**212 Planning Compliance Action**

The report was NOTED. Various information has been shared with MSDC relating to Fir Tree Farm. WPC is aware of residents' concerns and taking this matter seriously.

**213 Highways**

Cllrs NOTED the Officer's Report. In addition, issues with the M23 junctions works were noted.

There is an advertisement on the Dukes Head roundabout. This will be reported.

*Cllr Pointer arrived*

There are pot holes at the end of Squires Close to report.

**214 Update the Royal Oak Site**

Cllrs NOTED the report. In addition, the following actions were requested:

- Contact the leader of MSDC about the S215 request.
- Invite the landowner to a meeting of this Committee.
- Ask the landowner if there has been a pre-application.
- Ask Cllr Gibson if there has been a pre-application.

Cllrs were reminded to report each issue with anti social behaviour at the site so that data is created.

**215 Bowers Place**

The report was NOTED, and the following information was added:

- The S278 agreement has now been received.
- The contractors are looking to start work in June, but this is subject to a road space booking being approved.

**216 Copthorne Recreation Ground**

The report was NOTED.

**217 Reopening Manston Airport**

RiverOak Strategic Partners Limited ('RSP') is working to redevelop and reopen Manston Airport as an air freight hub.

RSP is carrying out its Stage 3 airspace change consultation from Monday 16<sup>th</sup> March to Monday 22<sup>nd</sup> June 2026. The consultation will provide residents, communities and wider stakeholders with details of proposed changes to flight paths and airspace structure.

The consultation will have several aspects to it, including an online portal where our consultation materials and proposals can be viewed. We will also be running a series of in-person and online engagement events where attendees can view our proposals and talk to members of the project team. Consultees will be able to provide feedback via the online portal, at the consultation events or via our Freepost address (FREEPOST 1616).

The consultation will be run in accordance with airspace change standards governed by the Civil Aviation Authority (CAA). All progress regarding the consultation and wider airspace change process is available to view on the CAA's online portal, <https://airspacechange.caa.co.uk/>.

## 218 Ratification of Planning Recommendations

Cllrs NOTED the submissions to the MSDC planning portal.

<b>Applications to be Ratified</b>	<b>Submissions</b>
<p><b><u>DM/26/0542</u></b></p> <p><b><u>12 Heather Close Cophorne Crawley West Sussex RH10 3PZ</u></b></p> <p>Full demolition and construction of a new front porch and internal toilet area.</p>	Defer to Officer
<p><b><u>DM/26/0491</u></b></p> <p><b><u>Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Variation of condition no 2 relating to planning application DM/25/2613 - to alter the size of roof lights, along with change to install external cladding</p>	Defer to Officer
<p><b><u>DM/26/0508</u></b></p> <p><b><u>7 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></b></p> <p>Proposed hip to gable loft conversion with rear dormer and front facing roof windows. Single storey side extension. Single storey outbuilding to replace existing garage. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account</p>	Defer to Officer
<p><b><u>DM/26/0472</u></b></p> <p><b><u>The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS</u></b></p> <p>Erection of a single storey side and rear extension to form additional bedrooms, office, playroom and courtyard, including flat roof with parapet wall and alterations to fenestration</p>	Defer to Officer
<p><b><u>DM/26/0569</u></b></p>	Defer to Officer

<p><b><u>Landfall Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Demolition of existing attached double garage. Demolition of existing outbuilding. Two storey rear/side extension comprising replacement garage, store and WC with annexe above. First floor extension over existing balcony to extend Master Suite. Second floor and roof extension over balcony to extend loft accommodation</p>	
<p><b><u>DM/26/0688</u></b></p> <p><b><u>6 Burleigh Close Crawley Down Crawley West Sussex RH10 4UX</u></b></p> <p>Front extension, canopy, alterations to fenestration, enlargement of roof light in rear project and rendering of front gable feature</p>	Defer to officer
<p><b><u>DM/26/0693</u></b></p> <p><b><u>4 Lamin Way Copthorne Crawley West Sussex RH10 3ZG</u></b></p> <p>Loft conversion with dormer and Velux windows</p>	Defer to Officer, noting any covenants that may be in place on the new development.

**219 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>	
<p><b><u>DM/26/0577</u></b></p> <p><b><u>Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works</p>	Defer to officer
<p><b><u>DM/25/3021</u></b></p> <p><b><u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u></b></p> <p>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. ADDITIONAL INFORMATION submitted 10th and 25th March 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, cross sections, response to</p>	<p>WPC previously objected to this application on the following planning grounds.</p> <p>Conflict with the emerging District Plan</p> <p>Conflict with the Copthorne Neighbourhood Plan</p> <p>Insufficient infrastructure and unsustainable location</p>

<p>consultations, road safety design audit and district licence report</p>	<p>Material impacts on school provision, highways, water/ sewage and local green space</p> <p>Developer intentions and delivery risk</p> <p>The site is not allocated under the district plan, currently in Reg 19 stage, and lies outside the settlement boundary or the area intended for development in the Neighbourhood Plan.</p> <p>Resubmit objection – additional information does not affect it.</p>
<p><b>Type 2 Applications</b></p>	
<p><b><u>DM/26/0733</u></b></p> <p><b><u>Windyridge Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></b></p> <p>Demolition of existing rear conservatory and proposed first floor side extension over existing ground floor extension, first floor side extension over existing garage, two storey side extension, single storey rear extension, amendments to front porch and proposed new entrance gates.</p>	<p>Defer to officer</p>
<p><b><u>DM/26/0737</u></b></p> <p><b><u>Heathy Ridge Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></b></p> <p>Proposed extension of the existing single-storey ancillary domestic garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works</p>	<p>Request non-severance non-habitation clauses.</p>
<p><b><u>DM/26/0688</u></b></p> <p><b><u>6 Burleigh Close Crawley Down Crawley West Sussex RH10 4UX</u></b></p> <p>Front extension, canopy, alterations to fenestration, enlargement of roof light in rear project and rendering of front gable feature. Description amended 30.03.2026 to include partial garage conversion.</p>	<p>Defer to officer</p>
<p><b><u>DM/26/0491</u></b></p>	<p>Defer to officer</p>

<p><b><u>Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Variation of condition no 2 relating to planning application DM/25/2613 - to alter the size of rooflights, along with change to install external cladding (Amended plans received 31.03.26)</p>	
<b>Tree Applications</b>	
<p><b><u>DM/26/0779</u></b></p> <p><b><u>66 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></b></p> <p>T1 Oak - reduce lateral limbs on the garden side by 2m. T2 Birch - Fell. T3 Oak - reduce lateral limbs on garden side by 2m.</p>	Defer to officer
<p><b><u>DM/26/0765</u></b></p> <p><b><u>Woodlands Lake View Road Furnace Wood East Grinstead West Sussex RH19 2QE</u></b></p> <p>Group of trees (T1) surrounding Garden office and Gym. The Group consists of approx 4-5 twin stemmed stands of overmature Sweet chestnut and 1 Beech - reduce overall by upto 2.5 metres. Mature Beech Tree (T2) with 5-6 stems - Reduce by 2.5 metres.</p>	Defer to officer

- 220 Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party**  
No Considerations
- 221 Consideration of items for discussion by the Village Working Parties-**  
No considerations
- 222 Date of the next meeting – Monday 11<sup>th</sup> May 2026 at 7.30pm at the Glebe Centre Crawley Down**

*Meeting closed at 8.07 pm*

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 11<sup>th</sup> May 2026, In the Glebe Centre Crawley Down 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 13<sup>th</sup> of April 2026.

### **5 Chairmans Announcements**

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

### **6 Correspondence**

Cllrs are asked to note the correspondence relating to the newly published decision: Land Exchange and Development Agreement relating to the provision of new playing fields at Imberhorne Upper School, East Grinstead FP18 (25/26) sent Friday 27<sup>th</sup> March 2026. The Cabinet Member for Finance and Property has approved, in consultation with the Cabinet Member for Young People and Learning.

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

Planning Committee – 21<sup>st</sup> May at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 28<sup>th</sup> May 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>
DM/26/0307	Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY	Defer	Permitted
DM/26/0340	Jensen Cottage 1A Sunnyhill Close Crawley Down Crawley West Sussex RH10 4GY	Defer	Permitted
DM/26/0378	Ramblers 2 Chesterfield Close Furnace Wood East Grinstead West Sussex RH19 2PY	Defer	Permitted
DM/26/0005	Stables Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Defer	Permitted
DM/26/0154	Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF	Object	Permitted
DM/25/2621	45 Lashmere Copthorne Crawley West Sussex RH10 3RR	Defer	Refused
DM/26/0339	46 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/26/0542	12 Heather Close Copthorne Crawley West Sussex RH10 3PZ	Defer	Permitted
DM/26/0472	The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS	Defer	Permitted

## 9 Updates on the Mid Sussex District Plan

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

## 10 Applications in Neighbouring Parishes

Suggested actions to consider are **in red**.

## 11 Licencing

No new Licensing Applications to NOTE.

## 12 Appeals

Planning Appeal Decision AP/25/0049 (DM/24/2400) Land at Gibbshaven Farm, North of Felbridge Road Furnace Wood.

**The Appeal was Permitted.**

Planning Appeal Decision AP/26/0008 (DM/25/2165) 26 Tiltwood Drive Crawley Down

**The Appeal was dismissed.**

## 13 Planning Compliance

Land referred to as Fir Tree place- findings have been reported to MSDC

Land South of Crawley Down Road Felbridge DM/23/0810/ - reported to MSDC

Advertisement board placed on the Dukes Head roundabout was reported to planning compliance and will be removed.

## 14 Highways Issues

- Road works continue on the M23 Junction 10 improvement Scheme the Northbound slip road and part of the roundabout will be closed on the evening of Sunday 26/04/26.

A23 Pyecombe- Work to resurface all the slip roads of the A23 Pyecombe junction will be taking place between Monday 27<sup>th</sup> April until Wednesday 17<sup>th</sup> June.

To undertake the works safely there will be overnight closures of the slip roads at A23 Pyecombe junction. These works will be from 8pm – 6am. Diversions will be place.

- Works are we are due to start a footway reconstruction scheme in Oak Close, Copthorne.

This is due to start on Monday, 27<sup>th</sup> April 2026 and will run until Wednesday, 13<sup>th</sup> May 2026.

Please note that these works are weather dependent and subject to change. But we will endeavor to inform you if there are any significant changes to the programme.

The ast clerk has been asked to email WSCC highways to ask how the footpath works are allocated and prioritised and will give feedback to the committee.

- Copthorne Bank Response from WSCC Highways - there is limited scope for further intervention at this location. Our Traffic Team has reviewed the site in detail and has concluded that there are no additional signs or road markings that would be appropriate or effective to install.

While we recognise that incidents have occurred along this section of road, the recorded collision data supports the existing lining and signage arrangement currently in place. Regrettably, even comprehensive signing and road markings cannot fully mitigate the impact of poor driver behaviour.

Please be assured that we will continue to monitor the location and review any new data should circumstances change.

**15 Royal Oak Update-** A request for MSDC to consider a section 215 notice has been sent. On the 1<sup>st</sup> of May 2026 MSDC have acknowledge that officers will be undertaking a visit to formally assess the condition of the property. Once assessed, the officers will decide if s215 notice is applicable.

**16 Bowers Place -** Traffic Management Plan has been approved by highways inspector, road space booking cannot go ahead until the 278 agreements has been completed, awaiting on WSCC to do this. Hoping for construction to still start in June.

**17 Cophorne Recreational Ground-** The contract with Warwick has now been signed and work has commenced on the 27th of April 2026. Neighbouring businesses have been notified, and residents were communicated through our socials and local pages. Bus diversion permit in progress– cross over potentially next Tuesday, Highway licence to be approved. Once approved it will provide better access for lorry movements onto site

**18 Ratification of Planning Recommendations**

Responses to the following applications were made under delegated powers.

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

<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>Type 1 applications</b>	<b>Planning History</b>
<p><b><u>DM/25/3020</u></b></p> <p><b><u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u></b></p> <p>Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road. ADDITIONAL INFORMATION submitted 8th April 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, response to consultations, road safety design audit and district licence report</p>	<p>Previous Response Object</p> <p>WSSC Lead Local flood authority maintains their objection in the absence of an acceptable drainage strategy.</p> <p>Highways recommend more information is required.</p>
<p><b><u>DM/26/0857</u></b></p> <p><b><u>Ollen Vicarage Road Crawley Down Crawley West Sussex RH10 4JJ</u></b></p> <p>Single dwelling on land adjacent to Ollen</p>	<p><b>DM/19/1269-</b> Demolition of existing house and the erection of 2 detached 3no bedroom houses. <b>Permitted</b></p> <p><b>DM/21/2196-</b> Demolition of existing front porch and single-story side extension and proposed erection of two storey side extension and single storey side extension with modifications and re pitching of existing roof together with detached single storey garage and car port. <b>Permitted.</b></p>
<p><b><u>DM/26/0577</u></b></p> <p><b><u>Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open</p>	<p>WPC previous response Defer to the Opinion of the officer.</p>

space, play facilities, utilities infrastructure, surface water drainage features, and associated works. (Additional drainage information received 30/03/26 and transport information received 24/04/26	
<p><b><u>DM/26/1045</u></b></p> <p><b><u>The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></b></p> <p>Demolition of an existing dwelling and construction of a replacement self-build dwelling with a 2-bed annexe for ancillary use to main dwelling, rear balcony and indoor swimming pool</p>	<p><b>DM/18/3122-</b> Demolish existing stable buildings and replace with new stables with accommodation above, ancillary to The Brook.  <b>Withdrawn.</b></p>
<b>Type 2 Applications</b>	
<p><b><u>DM/25/1384</u></b></p> <p><b><u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></b></p> <p>Retention of heat pump (Amended Plans and info rcvd 22.04.202</p>	WPC Previous comment Defer to the opinion of the officer
<p><b><u>DM/26/1006</u></b></p> <p><b><u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></b></p> <p>Proposed single storey side and rear extensions and raised rear terrace.</p>	No recent planning applications
<p><b><u>DM/26/1004</u></b></p> <p><b><u>27 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></b></p> <p>Proposed single and double storey rear extension, replacement timber cladding and porch.</p>	No recent relevant planning applications.
<p><b><u>DM/26/0941</u></b></p> <p><b><u>Hollyheart Cottage 12 Brookhill Road Copthorne Crawley West Sussex RH10 3QL</u></b></p> <p>Proposed loft conversion with rear dormer and front Velux windows This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.</p>	No previous planning history
<p><b><u>DM/26/1081</u></b></p> <p><b><u>1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</u></b></p> <p>Erection of a single-storey outbuilding This is an application to establish whether the development is lawful. This will be a legal</p>	DM/26/1082- Pending Consideration

decision where the planning merits of the proposed use cannot be taken into account.		
<u><b>DM/26/1082</b></u>  <u><b>1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</b></u>  Proposed single-storey rear extension and front extension for porch		DM/26/1081- Pending Consideration
<b>Tree applications</b>		
<u><b>DM/26/1048</b></u>  <u><b>10 Brookview Copthorne Crawley West Sussex RH10 3RZ</b></u>  Reduce crown back to previous pruning points		No previous planning application.
<b>20</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	
<b>21</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>22</b>	<b>Date of the next meeting – 1<sup>st</sup> June 2026 at the Parish Hub Copthorne</b>	

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

### Type 1 Applications

Application	Planning History	Suggested Submission
No Applications		

### Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
<p><b><u>DM/26/0541</u></b></p> <p><b><u>Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></b></p> <p>Proposed erection of an ancillary single-storey, detached garage to accommodate up to eight no. cars.</p>	DM/20/4122 Gym / Outbuilding within the boundary of Great Frenches Park. Permitted.	<b>Defer to Officer- Non severance Clause</b>

### Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<p><b><u>DM/26/0882</u></b></p> <p><b><u>Fronwell Church Road Copthorne Crawley West Sussex RH10 3RD</u></b></p>	DM/22/1506 - T1 Yew Tree – reduce crown by 2 meters. T2 Lime tree fell. Permitted	<b>Defer to Tree Officer</b>

T2 / T3 / T4 /T5: Reduce back Yew trees growing towards the house by approximately 1.5 meters. T2 / T3 / T4 /T5: Reduce back the Yew trees overhanging Church Road by approximately 1.5 meters . T6: Reduce back Yew tree growing towards the house by approximately 0.5 meters		
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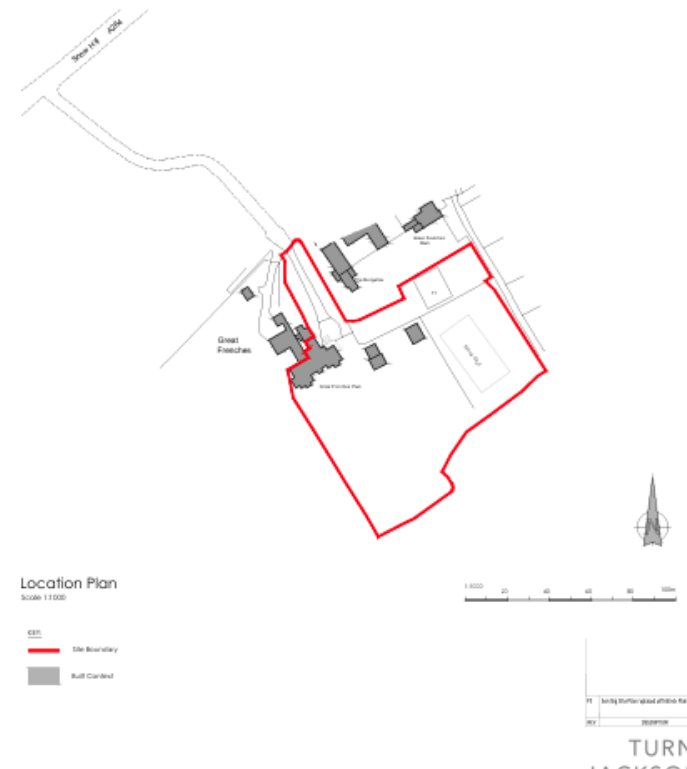
**DM/26/0541**

**Great Frenches Park Snow Hill Crawley Down Crawley**  
**West Sussex RH10 3EE**

Proposed erection of an ancillary single-storey, detached  
garage

to accommodate up to eight no. cars.





Site Boundary  
 Built Contour

Project Name	Client	Architect
Great Frenches Park	Mr & Mrs Beeth Penington	Turner Jackson+Day Associates

**TURNER JACKSON+DAY ASSOCIATES**

15, Jan Man Street, Farnham, Surrey, GU10 2JH  
 Tel: 01253 862111 Fax: 01253 862112  
 www.turnerjacksonday.co.uk

Client: Mr & Mrs Beeth Penington  
 Project: New Garage Building, Great Frenches Park

Drawing Title: Block and Location Plan

Date: Feb 26 2010  
 Drawn by: At Ind/BAL  
 Checked by: CJT

Project No	Drawing No	Revision
2010	001	P2



ALL MEASUREMENTS TO BE VERIFIED BY THE CONTRACTOR ON SITE

1:200 0 5 10 15 20 25m

- LEGEND
- Site Boundary
  - Built Structure
  - Existing Tree
  - T17** Tree Reference



1:200 (Overall Drawing Scale) or 1:100 (Detail Scale)

Client: Mr & Mrs Beatrix Pennington	Date: 1.02.2010
Project: New Garage Building, Great Frenches Park	Drawn by: [Name]
Drawing Title: Existing Site Plan	Checked by: [Name]
Scale: 1:200	Drawn by: [Name]
Project No: 2010	Sheet No: 004
	Revision: P1

Existing Site Plan  
Scale 1:200



ALL APPROVALS SUBJECT TO THE LOCAL GOVERNMENT

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

- Site Boundary
- Build Footprint
- Existing Tree
- Tree Retention
- Existing Tree to be removed
- Proposed Tree

1:1000		1:1000	
DATE	ISSUE	DATE	ISSUE

Scale: 1:1000

25 Jan 2010  
 25 Jan 2010  
 25 Jan 2010

Mr Lee & Mrs Beth Partridge

Project Name:  
 New Garage Building  
 Great Frenches Park

Project Location:  
 Proposed Site Plan

DATE	ISSUE	STATUS	BY
Feb 24	1:2500 A1	GT	
2010	002		P2

Proposed Site Plan  
 Scale: 1:200

**DM/26/0882**

**Fron dwell Church Road Copthorne Crawley West Sussex**  
**RH10 3RD**

T2 / T3 / T4 /T5: Reduce back Yew trees growing towards the house approximately 1.5 meters. T2 / T3 / T4 /T5: Reduce back the Yew trees overhanging Church Road by approximately 1.5 meters. T6: Reduce back Yew tree growing towards the house by approximately 0.5 meters

No documents/photos on the MSDC Portal









## Applications in Neighbouring Parishes

11th May 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 soft. 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 07.05.2026</b></p>
East Grinstead	DM/25/1665	<p>Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810</p>	<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>

Updated

			<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>  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 Enviromental protection</b>  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>  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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Updated

			<p><b>22.01.2026</b>  <b>Place services- recommendation to not remove condition 20 until additional information has been provided.</b>  <b>Planning Portal states awaiting decision 07.05.2026</b></p>
East Grinstead	DM/22/0718	<p>Land Rear Of 61 Crawley Down Road Felbridge 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>Suggest Noting.</b>  <b>Planning portal states pending consideration 07.05.2026</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. Retention of hardstanding and widened vehicular access. (Retrospective)</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 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>  <b>No Appeals as of the 07.05.2026</b></p>

<b>Burstow</b>	<b>2025/1318</b>	<p>Land Adjacent to Oaklands Drive, Copthorne Bank, Copthorne, West Sussex</p> <p>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>	<p>Comments open until December 14<sup>th</sup></p> <p>Waste/ refuge collection Confirmed as Tandridge</p> <p>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.</p> <p><b>Refused 27<sup>th</sup> February 2026</b></p> <p><b>No Appeals as of the 07.05.2026</b></p>
Burstow	2025/1376	<p>Development Site East of Farthings Copthorne Bank North of Borers Arms Road, Copthorne Bank, Copthorne, Crawley, Surrey, RH10 3JF</p> <p>Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.</p>	<p>Comments are due by the 8th of March 2026.</p> <p>The case has been allocated to Steven King at MSDC.</p> <p>Health impact statement – States that the children of this new development will be able to walk to school.</p> <p>S106 Draft terms- Obligations and/or contributions may be secured in relation to the following provisions:</p> <p>On-site provision</p> <ul style="list-style-type: none"> <li>(i) On-site provision of affordable housing (50%).</li> <li>(ii) On-site community open space.</li> <li>(iii) Travel Plan.</li> <li>iv) Biodiversity net gain.</li> </ul> <p>Off-site provision</p> <ul style="list-style-type: none"> <li>(v) Sustainable Transport measures.</li> <li>(vi) Biodiversity net gain.</li> </ul> <p>The Applicant will work with the Councils (Mid Sussex and Tandridge) to secure the requisite contributions to be secured through the provisions as set out in (i) The Tandridge District Core Strategy 2008, (ii) The Tandridge Local Plan Part 2: Detailed Policies 2014-2029; and (iii) Appendix 5 of the Submission draft Mid Sussex Local Plan</p>

			<p>Transport assessment- Mentions safe pedestrian footpath along Copthorne Bank</p> <p>A proposed gateway traffic calming feature on Copthorne Bank, offering the opportunity to deliver a scheme that slows traffic as it enters the village has been discussed with SCC Transport Development Control Officers. At a site visit Officers were supportive of the principle, as well as the opportunity to extend the footway on the eastern side of Copthorne Bank.</p> <p>The development will also provide a new pedestrian/cycle link between Copthorne Bank to Borers Arms Road via the development internal road layout</p> <p>05.05.2026 Surry Wildlife trust formally objects</p> <p>05.05.2026- WSCC Highways- recommendation Advice Conclusion Based on the information within the TA the LHA would not consider the application would result in a Severe the adjoining highway network in accordance with Paragraph 116 of the National Planning Policy Framework (NPPF).</p> <p><b>WPC objection comments have been submitted. No Decision determined yet.</b></p>
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New Applications/Comments in bold/Red

Updated