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Parish Office  
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Main Road  
Kempsey  
Worcester  
WR5 3LQ

Dear Councillor,

**YOU ARE DULY SUMMONED TO ATTEND A MEETING  
OF THE PLANNING COMMITTEE TO BE HELD ON  
MONDAY 5 JANUARY 2026 AT 7:30 PM AT KEMPSEY COMMUNITY CENTRE  
where the business set out in the agenda below will be transacted.**

*Claire Witton*  
Deputy Clerk  
29 December 2025

## **AGENDA**

1. Apologies: To receive apologies for absence and approve reason for absence
2. Declarations of Interest
  1. Register of Interests: Councillors are reminded of the need to update their register of interests
  2. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature.
  3. To declare any Other Disclosable Interests on items on the agenda and their nature.

Councillors who have declared a Disclosable Pecuniary Interest, or an Other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the Code of Conduct, must leave the room for the relevant item/s unless a Dispensation has been granted.

Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.

The meeting will be adjourned for up to 30 minutes for Public Question Time

The length of time any person can speak during Public Question Time shall be restricted to 3 minutes or longer at the discretion of the Chairman. Points raised by a parishioner should be concise and to: raise new issues, request an update on a previously raised matter or offer new information on an existing issue. Members of the public may not take part in the Parish Council meeting itself.

This period is not part of the formal meeting; brief notes will be appended to the minutes.

**Under General Data Protection Regulations please note your consent is requested for your name and address to be recorded/noted in the Public Question Time notes/comments.**

3. Minutes: To consider the adoption of the minutes of the Planning Committee of 01.12.2025  
Matters arising from these minutes.

4. To consider and comment on the following planning applications:  
Councillors *are reminded to view plans on the MHDC website.*

Planning Application No: **M/25/00667/S106**

Location: Kerswell Green Farm, Kerswell Green, Worcester, WR5 3PF

Proposal: Application under Section 106A(3)(a) of the Town and Country Planning Act 1990 to delete clauses 1.1, 1.2, 1.3, 1.4, 1.5 and 1.6 of the legal agreement dated 10 December 2004 associated with planning permission reference 04/00977/FUL and to add a clause to this agreement which restricts the type of boundary treatment surrounding the curtilage of the curtilage listed coach house to that shown on drawing number 3670-002

[Planning application: M/25/00667/S106 - Malvern Hills District Council](#)

Consultation Ends: 8<sup>th</sup> January 2026

Planning Application No: **M/25/01662/LB** and Associated Ref: **M/25/01663/HP**

Location: Manor House 32 Old Road North Kempsey Worcester WR5 3JZ

Proposal: Restoration and extension of garage to create a separate annex for the occupants parent.

[Planning application: M/25/01662/LB - Malvern Hills District Council](#)

Consultation Ends: 6<sup>th</sup> January 2026

Planning Application No: **M/25/02039/CCO**

Location: Draycott Villa Nurseries At Draycott Villa 23 Main Road Kempsey Worcester WR5 3NY

Proposal: Discharge of conditions 6 (Electric Vehicle charging), condition 8 (Transport Welcome Pack), condition 9 (Construction Environmental Management Plan), condition 10 (Construction Environmental Management Plan Biodiversity), condition 11 (Biodiversity Enhancement Management Plan), condition 15 (infiltration tests), condition 16 (SuDS Management Plan), condition 17 (route and point for restricted surface water discharge), condition 18 (surface water drainage), condition 20 (floor slab levels), condition 21 (scheme of landscaping) and condition 22 (SuDS details) of planning permission M/24/01266/FUL

[Planning application: M/25/02039/CCO - Malvern Hills District Council](#)

Consultation Ends: 13<sup>th</sup> January 2026

Planning Application No: **M/25/02021/TPOA**

Location: Beech House Old Road North Kempsey Worcester WR5 3JZ

Proposal: Undertake tree works, as detailed on application form and in any accompanying information.

[Planning application: M/25/02021/TPOA - Malvern Hills District Council](#)

Consultation Ends: N/A

Planning Application No: **M/25/01924/CCO**

Location: Upper Broomhall Farm Taylors Lane Broomhall WR5 2PE

Proposal: Discharge of Condition 4 (Construction Environmental Management Plan), Condition 7 (foul water drainage), Condition 9 (archaeology) and Condition 10 (surface water drainage) of planning application M/24/01095/FUL

[Planning application: M/25/01924/CCO - Malvern Hills District Council](#)

Consultation Ends: 26<sup>th</sup> December 2025

#### **FOR INFORMATION ONLY:**

Planning Application No: **M/25/01606/AGR**

Location: Common Farm, Kempsey Common, Kempsey, Worcester, WR5 3QE

Proposal: Prior notification for a two-bay infill extension building, and replacement of dilapidated four-bay section of existing building - both steel portal framed construction

**Application APPROVED**

Planning Application No: **M/25/00323/OUT**

Location: Land At (Os 8570 4841), Napleton Lane, Kempsey

Proposal: Outline application (with all matters other than access reserved for future determination) for the demolition of no. 45 Bannut Hill and the construction of up to 99 dwellings; vehicular access

from Bannut Hill; green infrastructure, sustainable drainage systems, and associated infrastructure  
**Application REFUSED**

Planning Application No: **M/25/01637/CLE**

Location: Land At (Os 8717 4919) Fox Lane Green Street Kempsey

Proposal: Certificate Of Lawfulness for existing use of building for domestic/ancillary purposes in association with Bumblebee Barn

**Application APPROVED**

5. To consider and comment on updates on the following applications:

Planning Application No: **M/22/00714/FUL**

Location: Broomhall Bath Road Broomhall Worcester WR5 3HS

Proposal: Full planning application for demolition of the existing buildings and the erection of 48 affordable homes, including associated vehicular access, car parking, landscaping and other associated works

Description of documents published: MHDC Housing response.pdf

[Planning application: M/22/00714/FUL - Malvern Hills District Council](#)

Planning Application No: **21/02274/FUL**

Location: Clerkenleap, Astons Coaches Bath Road Broomhall WR5 3HR

Proposal: Erection of 79 dwellings including access from Bath Road

Description of documents published: DoC26 - 10189 AA RevB.pdf

[Planning application: 21/02274/FUL - Malvern Hills District Council](#)

6. To discuss any additional plans requiring comment up to the date of this meeting.
7. To report on an enforcement matter:  
Enforcement Ref: M/ENF/25/0314  
Location: Land At (Os 8569 4922) Post Office Lane Kempsey
8. To report on the newly adopted Worcestershire County Council Streetscape Design Guide 2025  
Link:  
<https://www.worcestershire.gov.uk/preview-link/node/15007/e9cbea67-edf2-43b1-99aa1779296d5f69>
9. Any Other Business.