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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 6 OCTOBER 2025 AT 7:30 PM AT KEMPSEY COMMUNITY CENTRE  
where the business set out in the agenda below will be transacted.**

*Claire Witton*  
Deputy Clerk  
1 October 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 01.09.2025  
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/25/01398/RM**

Location: Land At (Os 8571 5128), Bath Road, Broomhall

Proposal: Infrastructure comprising access from the A4440 Broomhall Way / Crookbarrow Way and a section of spine road from Norton Road running south to the proposed location of the primary school; access from the A38 Bath Road and spine roads serving parcels to the west of the A38; and the southern landscape buffer (Crookbarrow Woodland link). Infrastructure to includes associated drainage and landscaping.

[Planning application: M/25/01398/RM - Malvern Hills District Council](#)

Consultation Ends: 14<sup>th</sup> October 2025

Planning Application No: **M/25/01538/S106.**

Location: Land At (Os 8568 4948), Brookend Lane, Kempsey

Proposal: Application under section 106a of the Town & Country Planning act 1990 to modify the requirements of the legal agreement dated 7th May 2024 associated with planning permission M/22/00967/OUT to change the tenure of the 11 units from Social Rent to Low-Cost Home Owner.

[Planning application: M/25/01538/S106 - Malvern Hills District Council](#)

Consultation Ends: 16<sup>th</sup> October 2025

Planning Application No: **M/25/01501/CAN.**

Location: Hollybrook Church Street Kempsey Worcester WR5 3JG

Proposal: Undertake tree works as detailed on the application form and any other accompanying information

[Planning application: M/25/01501/CAN - Malvern Hills District Council](#)

Consultation Ends: N/A

Planning Application No: **M/25/01562/ADV**

Location: Edwards Motors, 19 Main Road, Kempsey, Worcester, WR5 3PA

Proposal: 1 internally illuminated totem sign, 1 internally illuminated fascia sign and 1 internally illuminated wall mounted sign

[Planning application: M/25/01562/ADV - Malvern Hills District Council](#)

Consultation Ends: 22<sup>nd</sup> October 2025

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

Planning Application No: **M/25/01180/HP**

Location: Greenlands, Green Street, Kempsey, Worcester, WR5 3QB

Proposal: Proposed addition of first floor and ground floor side and rear extension.

**Application APPROVED**

Planning Application No: **M/24/00605/FUL**

Location: The Bungalow, Clerkenleap, Bath Road, Broomhall, Worcester, WR5 3HR

Proposal: Erection of 48 dwellings with associated works and landscaping

**Application APPROVED**

Planning Application No: **M/25/00987/HP**

Location: Holly Tree House, 81 Main Road, Kempsey, Worcester, WR5 3NA

Proposal: Single storey extension to front elevation plus extended dropkerb to highway.

**Application REFUSED**

Planning Application No: **M/22/00045/CLE**

Location: Brookend Farm, Brookend Lane, Kempsey, Worcester, WR5 3LF

Proposal: Lawful Development Certificate – Existing Use of Building for Storage and Distribution (Class B8)

**Application APPROVED**

Planning Application No: **M/25/01172/HP**

Location: Pippins, Green Street, Kempsey, WORCESTER, WR5 3QB

Proposal: Single storey rear extension and render of external facade

**Application APPROVED**

Planning Application No: **M/25/01181/TPOA**

Location: Baynhall Farm Main Road Kempsey Worcester WR5 3PA

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

**Application REFUSED**

Planning Application No: **M/25/01438/TPOA**

Location: Inchincroft 6 Old Road South Kempsey WR5 3NH

Proposal: Undertake tree works, as detailed on application form and in any accompanying Information (Willow)

**Application REFUSED**

Planning Application No: **M/25/01276/TPOA**

Location: Yew Tree House Old Road North Kempsey Worcester WR5 3JZ

Proposal: Undertake tree works, as detailed on application form and in any accompanying Information (Yew Tree)

**Application SPLIT DECISION**

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

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

Description of documents published: MHDC Natural Heritage & Biodiversity Officer

MHDC Natural Heritage & Biodiversity Officer - MHDC Natural Heritage & Biodiversity

Neighbour Response

[Planning application: M/25/00323/OUT - Malvern Hills District Council](#)

Planning Application No: **21/01217/FUL**

Location: Land At (Os 8550 5099) Bath Road Broomhall

Proposal: Proposed construction of 70 dwellings (100% affordable), including a mix of one, two, three and four bedroom properties, and the construction of new internal roads, private drives, parking, SUDs infrastructure and Green Infrastructure (including public open space). The proposal also includes the proposed construction of a new highway footpath along the A38 to Broomhall Lane and pedestrian crossing on the A38.

Description of documents published: Neighbour Response (Cllr Martin Allen)

[Planning application: 21/01217/FUL - Malvern Hills District Council](#)

6. To discuss any additional plans requiring comment up to the date of this meeting.
7. New Street Naming and Numbering Request - Land at OS 8568 4948) Brookend Lane Kempsey (Planning Application M/24/01240/RM & M/22/00967/OUT)  
Proposal: to approve the suggested name of Mill Close for the secondary Street following the rejection of Hatfield Close
8. Any Other Business.