



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY 8 JANUARY 2024 AT 7:30PM AT KEMPSEY COMMUNITY CENTRE**

PRESENT: - Cllr Gardener (Chairman), Cllr Stevens, Cllr Clamp, Cllr Anstey, Cllr Bicknell and Cllr Cooke.

IN ATTENDANCE: Bethan Emerick (Administrative Assistant), plus 1 member of the public.

1. Apologies: None
2. Declarations of Interest
 1. Register of Interests: Councillors were 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 - None
 3. To declare any Other Disclosable Interests on items on the agenda and their nature – Cllr Cooke declared an ODI in respect of Planning Application No: M/23/01704/FUL as he is an immediate neighbour of the applicant. It was agreed that he would refrain from voting on the item.

Notes from Public Question Time are appended to these minutes.

3. Minutes: Having previously been circulated, the minutes of the Planning Committee of 04.12.2023 were agreed as a true and correct record.
Matters arising: With regards to agenda item 4 Application Number: M/23/01415/FUL, Cllr Gardener reported that a decision has been received and that he would refer to it under item 7. With regards to agenda item 6, Cllr Gardener reported that he attended the Northern Area Planning Committee meeting to make representations on Application Number: M/22/00967/OUT on behalf of the Parish Council, but nevertheless the Committee voted to grant planning permission subject to entering into a Section106 agreement. With regards to agenda item 6, Cllr Gardener reported that he had received notification of additional documents being submitted in connection with Application Number: M/22/00967/OUT but that he could not find the documents in question. It was reported that the Clerk has written to MHDC to ask what the notification refers to.

4. The following planning applications were considered:

Planning Application No: M/23/01686/HP

Location: Selbourne Meadow, Napleton Lane, Kempsey, Worcester, WR5 3PY

Proposal: Front extension to detached garage

Comments: We have no objection to the principle of extending the garage, but we question the appropriateness of the hipped roof design relative to the strong gabled character of the existing garage and dwelling.

Planning Application No: M/23/01704/FUL

Location: Plot 2, Former Site of Baptist Chapel, Church Street, Kempsey

Proposal: Proposed new dwelling

Comments: We welcome the prospect of this empty and unsightly plot being appropriately developed. However, it is considered that this proposal is unacceptable for the following reasons:

1. in terms of character and appearance -
 - (a) the mass and scale of the proposed house is too bulky for the site. In particular, in order to maintain a suitable ridge height, it requires the roof pitch to be too shallow, would be clearly seen from the west, and would be out of keeping with the predominant, traditional roofscape of the south side of Church Street;

- (b) the design does not include traditional features such as chimneys which were to be included in the approved scheme 08/01237/FUL and which regrettably have been omitted from the constructed house on Plot 1, and
- (c) while Plot 1 has rendered elevations, the material is clearly not typical of the area and red facing brickwork is preferred for the proposed house.

As such, it is considered that the proposal would neither preserve nor enhance the character of the Kempsey Conservation Area.

2. in terms of impact and function-

- (a) we seriously question whether four fully serviceable car parking spaces can be satisfactorily provided on the frontage of the plot as required to serve the 4-bedroom dwelling proposed, and
- (b) feel that the extended depth of the dwelling beyond the adjoining house on Plot 1 would be likely to have an overshadowing and oppressive impact on the rear amenity space and windows to significant rooms of that house to the detriment of the living conditions of its residents.

5. To discuss any additional plans requiring comment up to the date of this meeting – None

6. Development Proposals Outside Kempsey Development Boundary

To receive update and consider further representations in respect of:

Application Number: M/23/00372/OUT

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

Proposal: Mixed use development comprising up to 140 dwellings, with up to 40% affordable housing; land for primary education facilities; together with vehicular access from the A38, green infrastructure, sustainable drainage systems, and associated infrastructure.

Cllr Gardener reported that the Highways Authority had made further comments following a Road Safety Audit of the proposed access and works from the A38 as a result of which there is no objection to that aspect of the application. Since the comments had only been received on the day of the committee meeting further scrutiny is required although it was noted that Home to School Transport had only been addressed in respect of secondary school pupils, not primary school children generated by the development. This is to be referred as an initial comment to MHDC.

7. Any Other Business

- Cllr Gardener reported that Application Number: M/23/01415/FUL, which was considered at the previous meeting, has been refused for reasons in large part reflecting the committee’s questioning of the need for a caravan for security at the RSCPA’s Holdings centre in view of the accommodation approved in the existing farmhouse.
- Cllr Clamp asked whether Application Number: M/23/00817/FUL for the erection of an open wood pergola on the side elevation of the pub had been approved. Cllr Gardener confirmed that it had.

The meeting closed at 8.39pm.

Signed..... Chairman..... Date

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A Parishioner made reference to the post opposite 35 Main Road on the A38 that was used to put up a temporary street sign and asked if the Parish Council has the authority to remove it, or if they can make use of it by putting up a new noticeboard, for example, as it is no longer being used. Cllr Gardener explained that this was not strictly a Planning matter and that it belongs to Worcestershire County Council, but that the Parish Council could write to WCC, using the post as an example, to suggest a way of dealing with any unused street furniture in the future.

Standing Orders were reimposed.