



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY 5 FEBRUARY 2024 AT 7:30PM AT KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: Bethan Emerick (Administrative Assistant), plus 3 members of the public.

1. Apologies: Cllr Anstey (Personal), Cllr White (Personal)
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 – None.

Notes from Public Question Time are appended to these minutes.
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3. Minutes: Having previously been circulated, the minutes of the Planning Committee of 08.01.2024 were agreed as a true and correct record.

Matters arising: None.

4. The following planning applications were considered:

Planning Application No: M/23/01798/FUL

Location: Land At (Os 8669 5048), Broomhall, Norton

Proposal: Change of use of land for the provision of a dog exercise field and hardstanding area for parking (Retrospective)

Comments: We have no objection to the principle of the use as it is considered an acceptable development in the Strategic Gap as identified in the Neighbourhood Plan. However:

1. The applicant has stressed that personal involvement and strict management has ensured that there has been no complaint or issue since the use commenced. Since both could change, consideration should be given to making any grant of planning permission personal and subject to a management plan reflecting current practice and procedures.
2. Subject to the views of the highway authority, we question the need to remove the proposed section of hedgerow, which appears to be outside the site boundary and on highway land in any event.

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
(Update received)

No further action required.

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 further objections have been received from local residents, and the application to be considered at the Northern Area Planning Committee on Wednesday 7th February 2024. He will be making representations on behalf of the parish council. It is expected that there will be good local representation and the South Kempsey Action Group (SKAG) has been informed.

7. Any Other Business

- Following the item under Public Question Time, Cllr Clamp expressed concern at the methodology being used to assess housing land supply, particularly since different assessments arrived at different amounts. Cllr Gardener explained the South Worcestershire Districts had had to vary their approach after a series of appeals had criticised the basis of their calculations. Being presented with 5 scenarios, the Inspector for the Post Office Lane appeal had concluded that one most closely reflected government advice and followed it. The government had also recognised that its Standard Method required attention and it is understood that further guidance is being produced.

The meeting closed at 8:21pm.

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

Standing Orders were adjourned.

PUBLIC QUESTION TIME

Mr. Biddle, with regard to the strategic gap, asked whether it is vulnerable when it comes to a lack of the 5 Year Housing Land Supply. Cllr Gardener explained that as a result of an amended National Planning Policy Framework in December 2023, the requirement is now for 4 years supply. He commented that every piece of land is vulnerable while a required supply of housing land cannot be demonstrated. However, success would depend on how harmful development would be on each occasion. In this instance, development that would erode the purpose of the strategic gap would be considered harmful and unlikely to be successful.

Mr. Biddle informed the Committee that he would be putting forward a request to the Parish Council for a review of the Kempsey Neighbourhood Development Plan after raising it 2-3 years ago. Cllr Gardener explained that the Parish Council did not proceed with a review at that time because they had sought advice from Malvern Hills planners and was advised that going ahead with a review of the KNDP in advance of the outcome of the South Worcestershire Development Plan Review would not be advisable as there may be a conflict between the two. The SWDP as reviewed would take precedence if adopted after a review of the KNDP. Cllr Gardener agreed that consideration of whether it would be appropriate to go forward with a review would be worthwhile.

Standing Orders were reimposed.