



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 MARCH 2024
AT 7:30PM AT KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: 2 members 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 – 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 05.02.2024 were agreed as a true and correct record.

Matters arising: None.

4. The following planning applications were considered:

Planning Application No: M/23/01509/FUL. Associated Ref: M/23/01558/LB

Location: Clerkenleap Farm House, Bath Road, Broomhall, Worcester, WR5 3HR

Proposal: Change of use of building from Class E to Class C3 and refurbish to create 6 apartments.

Demolish garage and replace with 2 storey, 3 bedrooomed dwelling. Erect 2 storey, 3 bedrooomed dwelling to southwest boundary.

Comments: In respect of the conversion and works to the Grade II listed farmhouse, we accept that the residential use is appropriate but consider:

- a. That the impact and effect of fire regulations and sound and thermal requirements for the safety and living conditions of future residents on the historic fabric of the building have not been satisfactorily explained or addressed;
- b. That the implications of the insertion of a first floor in the Phase 5 former barn (to form Flat 5) are not at clear and are likely to be damaging, particularly in relation to the 2 King Post Trusses supporting the roof (the application states that the existing roofs are not to be altered in any way);
- c. That the implications of the removal of elements of the Phase 1 medieval building to create openings (identified as A+B and H+I and described as Major Impacts in the Heritage Statement) should be firmly established before consent is granted, and
- d. That the proposed new external door with artificial fanlight to Flat 2 shown on Elevation 4 is totally inappropriate.

In respect of the proposed 2 new dwellings, the application details do not adequately or satisfactorily illustrate their contextual relationship with the farmhouse or the combined effect of the houses together with those approved on the adjoining site to the west (21/0227/FUL) on the setting of the listed building. From what is shown the current spacious, rural setting would be harmed.

Notwithstanding that concern, while there is scope for a contemporary design approach, we are disappointed at omissions and inaccuracies in the application details. In particular:

- a. What is titled to be the Ground Floor plan is in fact a duplicate First Floor plan. There is no Ground Floor plan included other than in the Design and Access Statement.
- b. The first floor balcony does not feature on the floor plans.
- c. What is shown to be a 2-bay window on the elevation to the Master Bedroom appears as a tri-fold window on the floor plan.
- d. There are other inconsistencies between floor plan openings and elevations. For instance, the West and South composite elevations show blank gable ends, the floor plans indicate openings.
- e. The application states the external materials would be aluminium panels, red brick and timber cladding while the Design and Access Statement additionally includes grey render. The elevation drawings do not include a notation of the materials but it is not evident that there is any red brick included. This is an over varied palette of materials but in any event it is felt that red brick should be a significant element both in relation to the predominant material of the listed farmhouse and as being typical of the character of the area.
- f. The Design and Access Statement proposes 3 car spaces for each new plot, the plans show only 2 to each plot.

In addition, no details have been provided of the bin/bike store proposed on the north side of the listed farmhouse.

In view of the important missing information and errors we would wish to consider the application further when complete and correct.

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

6. Any Other Business

Cllr Gardener reported that MHDC had notified the parish council that Application M/23/00439/HP proposing the "Erection of an annexe/caravan ancillary to the main residential dwelling" at Linden House, 17 Bestmans Lane has been withdrawn. The committee had previously objected to the proposal as being for a new dwelling in the countryside contrary to policy. On investigation, it was found that the reason for the application being withdrawn was that MHDC had allowed an accompanying application (M/23/00438/CLPU) and granted a Certificate of Proposed Lawful Development since it was considered that the annexe/caravan did not need express planning permission. Application M/23/00439/HP was consequently unnecessary. This was noted but with concern at the implications.

The meeting closed at 8:32 pm

Signed Chairman.....Date

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A member of the public asked the likelihood of an appeal being made against the refusal of the planning application for 140 dwellings off Napleton Lane (M/23/00372/OUT) and when it might be expected. Cllr Gardener expressed the view that an appeal was highly likely, if not certain. While notification of an appeal has not yet been received, he felt that it was likely to be sooner rather than later to be in advance of the progress of the SWDP Review.

Standing Orders were reimposed.