



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY 3 JUNE 2024 AT 7:30PM AT KEMPSEY COMMUNITY CENTRE**

PRESENT: - Cllr Gardener, Cllr Clamp, Cllr Plummer, Cllr Stevens, Cllr Anstey, Cllr Cooke and Cllr White.

IN ATTENDANCE: Sharon Baxter (Parish Clerk and Responsible Financial Officer)

1. Appointment of Committee Chairperson - Cllr Gardener was re-appointed as committee chair.
2. Apologies: Cllr Bicknell (Personal) - Accepted
3. 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 -
Cllr Clamp declared a pecuniary interest in planning applications M/24/00543HP and M/24/00542/HP being a neighbour.
Cllr Plummer declared a pecuniary interest in planning application M/24/00569/HP as the applicant is one of her business clients.
Cllr Cooke declared a pecuniary interest in planning application M/23/01704/FUL being a next door neighbour.
All councillors who declared a pecuniary interest will leave the room during the relevant agenda item for both discussion and vote.
 3. To declare any Other Disclosable Interests on items on the agenda and their nature - Cllr Gardener declared a non-pecuniary interest in M/24/00569/HP as the applicants are friends of his son. He confirmed he would refrain from voting on this agenda item.

There were no questions for Public Question Time
--

4. Minutes: Having previously been circulated, the minutes of the Planning Committee of 07.05.2024 were signed as a true and correct record.
Matters arising: Following a meeting attended by Cllr Gardener and Cllr Cooke with MHDC Officers on the Kempsey Neighbourhood Plan, Cllr Gardener is preparing a paper for consideration by the F&GP Committee of the options available concerning a review of the plan.
5. The following planning applications were considered:

The Chairman changed the sequence order discussing planning application M/24/00542/HP before application M/24/00543/HP.

Please note Cllr Clamp left the meeting during discussions and vote on planning applications M/24/00543/HP and M/24/00542/HP.

Planning Application No: M/24/00543/HP (Amendment to proposal description)

Location: 11 Old Road South, Kempsey, Worcester, WR5 3NJ

Proposal: Construction of timber framed workshop for domestic use

Comment: No objection to the design of the building but until the approved means of access and the car parking area is permitted to be revised pursuant to Application M/24/00542/HP this application should not be approved since it would prevent compliance with Conditions 2 and 3 of Planning Permission M/23/00475/HP.

Planning Application No: M/24/00542/HP

Location: 11 Old Road South, Kempsey, Worcester, WR5 3NJ

Proposal: Proposed development of a single storey side porch and rear extension and area of permeable hardstanding to form off-street parking provision within the curtilage - (Variation of conditions 2 & 3 Ref. M/23/00475/HP)

Comment: We consider that the planning permission conditions should not be varied or replaced unless and until it can be satisfactorily established that the new entrance and car parking area can be constructed and operated without harm to the protected trees in the long term. In that regard, the scheme and the applicant's arboricultural assessment have not taken into account the need to excavate at the proposed entrance to accommodate the difference in levels between the shared driveway and the site. In any event, we object to the loss of further boundary hedgerow unless that already removed is reinstated and further compensated by additional hedgerow planting to fill the approved entrance gap. This is inferred but not stated on the Proposed Site Plan and should be secured by planning condition to be planted before the access and car park is first used.

Planning Application No: M/24/00561/ADV

Location: Crown Inn, 66 Main Road, Kempsey, Worcester, WR5 3JF

Proposal: 3 sets of externally illuminated fascia signs and 1 externally illuminated hanging sign

Comment: **No Objections**

Please note Cllr Plummer left the meeting during discussions and vote on planning application M/24/00569/HP

Planning Application No: M/24/00569/HP

Location: 76 Main Road, Kempsey, Worcester, WR5 3JY

Proposal: Single storey extension to side and rear of dwelling following demolition of existing

Comment: **No Objections**

Please note Cllr Cooke left the meeting during discussions and vote on planning application M/23/01704/FUL

Planning Application No: M/23/01704/FUL

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

Proposal: Proposed new dwelling

Comment: Subject to an appropriate choice, we recognize the changed choice of facing materials to brick has addressed one of our previous objections but feel in all other respects they have not been overcome. Accordingly, they are reiterated in full, with particular emphasis on the overlarge mass and scale of the building and its consequences for the inappropriately shallow roof pitch on the character and appearance of the conservation area and its impact on the amenity of adjoining residents.

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

7. Any Other Business

Highways Technical Note - For information. Cllr Gardener gave preliminary introduction to suggested revisions to planning applications M/22/00714/FUL and 21/00217/FUL

Future Meeting Times - Given that some councillors have expressed a wish for an earlier meeting time for monthly Parish Council meetings, Cllr Gardener wanted to check with committee members if this also applied to the Planning Committee. Members confirmed they were happy for Planning Committee meetings to commence at 7.30 pm as these meetings finished earlier than Parish Council meetings

The next Planning Committee meeting to take place on Monday 1st July 2024 at 7.30pm at Kempsey Community Centre.

The meeting closed at 8.43 pm.

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