



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY 6 JANUARY 2025 AT 7:30PM AT KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: Claire Witton (Deputy Clerk)

1. Apologies: Cllr Biddle and Cllr Anstey
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

Public Question Time - None

3. Minutes: Having previously been circulated, the minutes of the Planning Committee of 02.12.2024 were signed as a true and correct record.

Matters Arising: Enforcement Officer responses for referrals noted as:

 - a. Centurion Drive allocated Priority C. Further comments to be submitted to iterate concerns that it remains a visibility and highway safety issue, particularly for drivers emerging on to the A38 from Centurion Drive. A question was raised as to whether it is also contrary to restrictions from the developer and lease.
 - b. Draycott Villa Nurseries allocated Priority C. Further comments to be submitted that the case be upgraded to Priority B as the development will continue to be built using non-approved materials with consequent entrenchment and harm.

4. The following planning applications were considered:

Planning Application No: M/24/01574/HP
Location: 95 Main Road, Kempsey, Worcester, WR5 3JY
Proposal: Single storey front extension
Comments: No objections

Planning Application No: M/24/01523/FUL – Amended Plans
Location: Summerhill, Bath Road, Broomhall, Worcester, WR5 3HR
Proposal: Erection of one self-build 4 bed dwelling and detached garage
Comments: The amended plans were noted, there are no changes to our existing comments, and we have no further comments. However, it was further noted that the location of the site in either Flood Risk Zone 1 or 2 remains disputed.

Planning Application: M/24/01095/FUL – Amended Plans

Location: Upper Broomhall Farm Taylors Lane Broomhall Worcester WR5 2PE

Proposal: Erection of one detached self-build dwelling, improvements to façade materials of existing workshop building, associated landscaping, creation of biodiversity pond, access and parking.

Comments: Previous comments to be restated and in addition,

- a. in view of the concerns expressed by the highway authority, a condition should be imposed controlling which access is to be used.
- b. The Landscape scheme be revised so that the proposed native species hedgerow alongside the public right of way is re-positioned to ensure the appropriate width of the path is maintained.

5. To discuss any additional plans requiring comment up to the date of this meeting:

Planning Application: M/24/01652/HP

Location: 20 Old Road South, Kempsey, Worcester, WR5 3NJ

Proposal: First floor rear extension (above existing ground floor extension)

Comments: While we have no fundamental objection, consideration should be given to a simpler roof form more in keeping with the original dwelling.

Updates:

Planning Application: 21/01217/FUL, Land At (Os 8550 5099), Bath Road, Broomhall, 70 dwellings

Results of Great Crested Newt survey

Comment: The results of the survey were noted without need for further comment.

Planning Application M/24/00605/FUL, The Bungalow Clerkenleap Bath Road Broomhall Worcester, 50 Dwellings

Tree & Landscape Officers Report

Comment: The Officer's continuing concerns were supported. In addition, it was noted that a new Landscape scheme had been submitted which had not been notified to the parish council. While this now includes some items of children's play equipment, it does not meet the need for a Local Equipped Area of Play, which had been one of our previous objections.

6. Worcestershire County Council's Streetscape Design Guide (SDG) - To consider and submit a response by 27th January 2025

A paper highlighting the changes between the draft Guide and the current 2022 version had been circulated and formed the basis of discussion. Cllrs resolved to submit a response based on the Non-technical Survey Questionnaire together with other comments not covered by the specified questions. This is to be formed from individual Cllr submissions collated into a single response in due course, the process to be proposed at full council on 13 January 2025.

7. New Street Naming and Numbering Request - Land at (OS 8527 5108), Bath Road Broomhall – To recommend two further street names for the development in progress:

The following names were recommended for submission to Malvern Hills District Council:

- Road 2 – A change to Treadway Fields, previously named Treadway Drive
- Aston Road to be replaced with Hartwright Drive
- Winslow Place to be replaced with Clerkenleap Close / Place

8. National Planning Policy Framework (NPPF)

To report on the publication of the new NPPF on 12 December 2024

Comments: The framework came into force immediately on publication and is now applicable to development proposals. It is effectively unchanged from the draft NPPF on which comments had been previously submitted.

Environment

9. Any Other Business.

- a. Planning Application M/23/1509/FUL + M/23/01558 Clerkenleap Farmhouse, Bath Road WR5 3HR

APPEAL A Ref: APP/J1860/W/24/3346606

Comments: Decision reported on, and outcome noted as Appeal dismissed

APPEAL B Ref: APP/J1860/Y/24/3347074

Comments: Decision reported on, and outcome noted as Appeal dismissed

- b. South Worcester Development Plan Review

The Hearing into the plan is to open on 04 March 2025 and is scheduled to last 14 days over several weeks until 02 May 2025. Parties who had made representations, including the parish council, have been invited to confirm whether they relied on their initial comments, wished to make further comments or request to participate. The parish council had commented at the Preferred Options stage in December 2019 and on the Sustainability Assessment in 2021. It was resolved to make further submissions on our previous comments and in response to the Inspector's questions concerning the Significant Gap which had not previously been an issue.

The next Planning Committee meeting is to take place on Monday 3 February 2025 at 7.30pm at Kempsey Community Centre.

The meeting closed at 9.40pm

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