



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 FEBRUARY
2025 AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

PRESENT: Cllr Gardener, Cllr Stevens, Cllr Clamp, Cllr Biddle and Cllr White.

IN ATTENDANCE: Claire Witton - Deputy Clerk

1. **Apologies:** Cllr Plummer (Personal), Cllr Anstey (Personal), Cllr Cooke (Personal), accepted.

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

Notes from Public Question Time are appended to these minutes.

3. Minutes:

Having been previously circulated, the minutes of the Parish Council meeting held on 06.01.2025 were signed as a true and accurate record.

Matters Arising:

- It was confirmed that a request had been made for the low priority given by MHDC to the requested enforcement investigations on a fence at Centurion Drive and the wrong-facing materials being used at the Draycott Villa Nurseries development be upgraded. However, no response has been received.
- Cllr Gardener thanked the committee for completing responses to the Draft Streetscape Guide Consultation and confirmed a collated response had been submitted. The Parish Office will circulate the submission to committee members.

4. To consider and comment on the following planning applications.

Councillors *are reminded to view plans on the MHDC website.*

There were no new consultations received on planning applications prior to the agenda being circulated.

FOR INFORMATION ONLY

Planning Application No: M/24/01574/H

Location: 95 Main Road, Kempsey, Worcester, WR5 3JY

Proposal: Single storey front extension

Application Approved

5. To consider and comment on updates on the following applications

Planning Application No: M21/02274/FUL

Location: Clerkenleap, Astons Coaches, Bath Road, Broomhall WR5 3HR

Proposal: Erection of 79 dwellings including access from Bath Road

Additional documents published: Natural Heritage & Biodiversity Officer's Report on the applicant's Ecological Appraisal, Bat Survey Summary and Biodiversity Net Gain Calculation

Comments: Contents of the report were noted without need for further comment.

There were continued concerns expressed about the inadequacy of submitted details for how both foul and surface water from this site will be discharged.

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

Planning Application No: M/25/00105/TPOA

Location: The Lawns, 33 Main Road, Kempsey, Worcester WR5 3NF

Proposal: Undertake tree works, as detailed on application form and in any accompanying information. (Raising the canopy of 2 Oaks, a Sweet Chestnut, a Yew and a Douglas Fir to approximately 2m. and removal of basal growth to the Yew).

Comments: We object to this proposal for the following reasons:

- The canopies of all but the Yew tree already appear to be at or above the 2-metre level.
- The Yew's basal growth is a topiary feature which mirrors the basal growth to other Yews in the adjoining grass area to the north. Collectively they contribute to locality and the setting of The Lawns. The removal of the basal growth would be detrimental to the streetscene and character of the area. It may also provide a natural habitat which would be lost.
- We question the need for tree cutting for the ground maintenance purposes claimed and it is unlikely that an effective grassed area requiring maintenance could be established should the basal growth be removed.

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

Following the rejection of the suggested name Clerkenleap Close for Road 6, the following name was recommended for submission to Malvern Hills District Council:

- Kenelm Close

This continues with the theme of historical landowners and occupiers of Clerkenleap Farm and its land previously proposed. The original Winslow that acquired the land was named Kenelm Winslow, the grandfather of Edward Winslow, one of the original Pilgrim Fathers. Since Road 6 is a private road serving the Listed Clerkenleap Farmhouse, it was also felt that the naming of the road should be a matter for the landowner and/or any future developer should further proposals come forward.

8. South Worcestershire Development Plan Review

1. To discuss the Hearing Statements due 11 February 2025

2. To discuss attendance for Hearing Sessions on 4 March 2025

The item was discussed and noted.

It was reported that the parish council has registered a request to participate in 2 of the hearing sessions at which the 'Plan's Spatial Development Strategy and the Malvern Hills Allocated Sites will be examined, our interest being specifically the retention of the Kempsey-Worcester Significant Gap and objections to the Open Barn Farm employment site allocation. Cllr Gardener outlined the representations to be made which will include local concerns to safeguard the separation and character of Kempsey village as expressed in the Neighbourhood Plan and more recently in the Community Consultation 2022, which were supported.

Cllr Gardener confirmed that he would be attending the Hearing sessions but that other Cllrs are invited to attend. The Hearings programme is to be circulated to Cllrs.

9. Any Other Business.

1. An item raised regarding whether there had been any updates on the previously proposed application for 140 dwellings on Napleton Lane. It was noted that no further update has been received.

Meeting Closed at 8.26pm.

Signed Chairman..... Date

Standing Orders were adjourned.

PUBLIC QUESTION TIME

Comments were made regarding the Rooftop Housing development at Ketch Field, Broomhall Way, Worcester (Planning Permission 20/00775/FUL). There was concern about the visual impact and proximity of the Leyland hedgerow to the dwellings at the south-western corner of the development. A question was raised regarding whether the development had been granted on appeal. Cllr Gardener reminded the committee that it is within Worcester City who had granted planning permission, no appeal had been made.

A concern was raised regarding flood routes, namely a suggestion that a flood route should be built into every development scheme to identify where flood water could flow if and when SUDS areas fail, which it was suggested was inevitable at some point.

Standing Orders were reimposed.