



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

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

IN ATTENDANCE: Claire Witton - Deputy Clerk

1. Apologies: Cllr White (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 03.02.2025 were signed as a true and accurate record.

Matters Arising: NONE

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

Planning Application No: M25/00253/FUL

Location: 4 Bramblewood, Main Road, Kempsey, Worcester, WR5 3FL

Proposal: Erection of detached dwelling together with parking and new vehicular access

VARIATION OF CONDITION 2 ON GRANTED PLANNING APPROVAL M/21/02078/FUL

Comments: While we have no objections to the proposed larger building and its relocation closer to the road, we consider the bicycle store should be placed at the rear of the property in its original proposed location, as it would be too prominent and intrusive on the Main Road frontage. This is a comparable situation to that at 52 Windmill Lane (M/23/00076/HP) where a garden room in front of the dwelling was refused planning permission and dismissed on appeal for similar reasons.

We also ask that a condition is applied requiring the provision and future retention of the turning area which is missing from the extant permission.

Planning Application No: M/25/00289/CAN

Location: 1 The Firs Old Road North Kempsey Worcester WR5 3JZ

Proposal: Undertake tree works as detailed on the application form and any other accompanying

Comments: No objections to the proposed works.

FOR INFORMATION ONLY:

Planning Application No: M/24/01572/FUL

Location: Broomhall Grange, Norton Road WR5 2PD

Proposal: Additional children's nursery building

Application Approved

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

Split Decision: Consent has been Granted for the raising of the canopies of the specified trees but Refused for the removal of the basal growth to the Yew tree.

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

Planning Application No: **M/24/00605/FUL**

Location: The Bungalow Clerkenleap Bath Road Broomhall Worcester WR5 3HR

Proposal: Erection of 48 dwellings with associated works and landscaping.

Description of documents published: Response from Severn Trent Water & Response from MHDC Archaeology Planning Advisor

Comments: The responses were discussed and noted without the need to submit further comments.

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

Planning Application No: M/24/01240/RM Associated Ref: M/22/00967/OUT

Location: Land at (Os 8568 4948), Brookend Lane, Kempsey

Proposal: Reserved Matters application for Appearance, Landscaping, Layout and Scale following a grant of outline permission M/22/00967/OUT for the erection of up to 40 dwellings and associated access.

Comments: We acknowledge that several of the changes have met our previous comments, notably in respect of facing materials. However, other of our comments remain and we are disappointed at the applicant's responses particularly in respect of

- i) the lack of a children's play area within the development which it seems was not secured by the LPA at outline stage, and
- ii) the Environment Agency's comments of 8th October 2024 concerning a FRA.

We maintain our concerns at the use of porous areas as flood storage but additionally now question the use of rainwater gardens since

- i) it is not yet known where or what quantity of water gardens can be 'feasible' particularly to comply with Building Regulations in respect of their proximity to the dwellings, and
- ii) it would not be possible to ensure their future effective maintenance since they would be within private curtilages.

Planning Application No: M/24/01523/FUL

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, and we iterate our existing comments 1 & 2, made on the 4th December 2024.

7. Worcestershire Minerals and Waste Local Development Scheme (February 2025 – November 2027) Notification update.

Noted as in place and adopted.

8. To update on South Worcestershire Development Plan Review.

Noted that Cllr Gardener is to represent the parish council at the Examination commencing on 04 March 2025.

9. Any Other Business.

None

Meeting Closed at 9.06pm.

Signed Chairman..... Date

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A parishioner enquired if planning permission had been sought for fence panels at a property on the corner of Centurion Drive. It was confirmed that no application for planning permission had been submitted. However, the fence had been reported to MHDC for enforcement but had been allocated as a Low Priority Category C case. It was suggested that a reminder be sent to MHDC.

Standing Orders were reimposed.