



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 6 MAY 2025 AT
7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: Claire Witton - Deputy Clerk

1. Apologies: Cllr Anstey (Personal), Cllr Clamp (Personal) and 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

NONE

3. Minutes:

Having been previously circulated, the minutes of the Parish Council meeting held on 07.04.2025 were signed as a true and accurate record.

Matters Arising: NONE

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

Planning Application No: **M/25/00493/HP**

Location: 18 Chapel Road, Kempsey, Worcester, WR5 3JT

Proposal: Side and rear 2-storey extension and front porch

Comments: No objections

Planning Application No: **M/25/ 00612/LB**

Location: 2 The Old Vicarage, 26 Main Road, Kempsey, Worcester, WR5 3NB

Proposal: The application is to install an EV charger to the converted coach barn that is in keeping with the original use of this part of the building and cannot be seen from the front of the property which has the special architectural features mentioned directly in the listing.

Comments: No objections

Planning Application No: **M/25/00667/S106.**

Location: Kerswell Green Farm, Kerswell Green, Worcester, WR5 3PF

Proposal: Application under Section 106A(3)(b) of the Town and Country Planning Act 1990 to discharge the requirements relating to legal agreement dated 10 December 2004 associated with planning permission reference 04/00977/FUL

Comments: We note the following:

- i. That the applicant again challenges whether the Coach House should be treated as a listed curtilage building. As with the corresponding application M/25/00176/CLE, this application to discharge the S106 Obligation is not appropriate for that purpose.

- ii. We also note that the Coach House has been occupied independently of the Listed Farmhouse in contravention of the terms of the S106 Obligation for many years. While we do not condone this and other breaches, they have gone unchallenged, and the situation is effectively established.
- iii. More significantly, the Listed Farmhouse is in urgent need of attention and the discharge of the S106 Obligation appears to offer a greater possibility that repairs, and restoration could be secured if the building changed ownership free of the restrictions

On balance, we have No Objection to the application.

FOR INFORMATION ONLY:

Planning Application No: M/24/01652/HP

Location: 20 Old Road South Kempsey Worcester WR5 3NJ

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

Application REFUSED

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

Application APPROVED subject to the detailed conditions

Planning Application No: M/25/00253/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)

Application APPROVED subject to the detailed conditions

Planning Application No: M/25/00217/HP

Location: 8 Aston Close, Kempsey, Worcester, WR5 3JR

Proposal: Single storey rear extension

Application APPROVED

Planning Application No: M/25/00354/HP

Location: 99A Main Road, Kempsey, Worcester, WR5 3JY

Proposal: Detached garage in front of dwelling.

Application WITHDRAWN

Application No: M/25/00456/CAN

Location: Land at the Rocky, Church Street, Kempsey

Proposal: Undertake tree works, as detailed on application and in any accompanying information

Application APPROVED

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

Planning Application No: **21/01217/FUL**

Location: Land At (Os 8550 5099) Bath Road Broomhall

Proposal: Proposed construction of 72 dwellings (100% affordable), including a mix of one, two, three and four bedroom properties, and the construction of new internal roads, private drives, parking, SUDs infrastructure and Green Infrastructure (including public open space). The proposal also includes the proposed construction of a new highway footpath along the A38 to Broomhall Lane and pedestrian crossing on the A38.

Description of documents published: Application Form, Amendment- pre-decision proforma, Wellbeck response, Tree & Landscape Officer and 38 x Building plans

Comments: We are concerned that piecemeal changes continue to be made to the application scheme

without addressing underlying fundamental objections and issues, including those previously raised by the parish council. In particular:

- i. We recognise there are improvements to the design and layout of the Blocks of Apartments 1-18 which, together with elevational changes to other of the house types, now share a greater visual compatibility. However, our concerns still remain at the harmful and intrusive impact of three storey buildings in such close proximity to the A38.
- ii. We iterate the detailed concerns set out in our comments of 10/10/2024 and 07/11/2024 that the interim and long-term issues of access have not been resolved and are unenforceable.
- iii. We also support the Tree and Landscape Officer's comments and concerns, notably in respect of the ability to satisfactorily accommodate the footway link proposed along the A38 to the south, the failure to utilise surface water features to benefit the landscaping of the development and the unsatisfactory relationship of suggested tree locations with proposed buildings. In the latter regard, we point out that the Landscape Masterplan and the layout scheme do not correlate in the number and disposition of trees, Plots 46-51 being an example.

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

None

7. To discuss and update on Enforcement matters:

- i. Bramblewood, Main Road
A high and ornate fence has been erected alongside a public footpath on the rear boundary of the property, a new dwelling being erected alongside 4 Bramblewood, Main Road, Kempsey following Application M/25/00253/FUL. The fence does not accord with the boundary treatments required by planning condition and shown on drawing no 4538LA-02 FINAL. Our concerns relate to the height, in excess of 2m, and the enclosing impact it has on the users of the footpath, PROW 568A. It was agreed to refer the matter to MHDC enforcement for investigation.
- ii. Centurion Drive
- iii. Eco Park Main Road
It was reported that despite a further reminder to MHDC following the report of these breaches of planning control in December 2024, there has been no meaningful response from enforcement relating to either enquiry. It was agreed to request the District ward councillor and Planning Portfolio Holder to progress the matters.

8. Any Other Business.

None

Meeting Closed at 8.57pm.

Signed Chairman..... Date