



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 2 JUNE 2025  
AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

**IN ATTENDANCE:** Claire Witton - Deputy Clerk, two members of the public.

1. **Apologies:** Cllr Biddle (personal reasons) - 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

<b>PUBLIC QUESTION TIME</b> NONE
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**3. Minutes:**

Having been previously circulated, the minutes of the Parish Council meeting held on 06.05.2025 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/24/01240/RM**

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/25/00346/OUT for the erection of up to 40 dwellings and associated access.

Comments:

- a. We welcome the inclusion of the natural play area which meets one of our previous objections. However, we consider that the footpath to and from the area should be taken around it so that walkers with dogs need not enter the area while using the footpath network, particularly if it is to be fenced off to prohibit dogs.
- b. Our concern in support of the Environment Agency comments of the 8<sup>th</sup> October 2024 still stands.
- c. We acknowledge that the LLFA now considers the scheme to deal with surface water discharge to be acceptable. Despite this, we maintain our previous comments relating to water garden drainage features on private/social housing property since without an effective means to ensure that they are retained and/or properly maintained considerable potential for future flood problems remains.

**FOR INFORMATION ONLY:**

Planning Application No: **M/25/00346/OUT**

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

Proposal: Outline planning application for residential development (Use Class C3) for up to 40 dwellings and associated access, with all other matters reserved - (VARIATION OF CONDITION 10 [ARCHAEOLOGY] OF OUTLINE PLANNING PERMISSION M/22/00967/OUT)

**Application Approved**

Planning Application No: **M/25/00440/PIP**

Location: Land At (Os 8532 5083), Bath Road, Broomhall

Proposal: Permission in Principle for one dwelling

**Application Approved**

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

**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: Welbeck response, Design Calculations.pdf, Technical Note.pdf, Drainage Strategy.pdf, Preliminary FFL's and Retaining Features.pdf, Urban Design response, WRS email response & LLFA response.

Comments:

We note the most recent additional application documents and consultation comments received. In particular, we support the Urban Design, Housing and LLFA responses, all of which either seek changes or information. As such, we anticipate further amendments should come forward and on which we would wish to comment further.

In respect of the surface water drainage strategy, as with other similar developments we have serious concerns about the use of permeable areas and subsurface storage on privately owned/occupied property. Without an effective means to ensure that they are retained and/or properly maintained, they would silt-up and lose storage capacity with consequent risk of flooding beyond the site. In this case we welcome the fact that a maintenance schedule has been prepared but question how compliance with it could be enforced without a legal agreement or condition. As expressed in our initial comments on this application, the preference is for greater at surface SuDS attenuation for which there appears to be adequate space either side of the brook.

Moreover, we repeat that the over-arching issue to secure an acceptable long term means of vehicular access to serve this and an adjoining site remains unresolved.

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

None

**7. Any Other Business.**

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

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

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

Description of documents published: NHS Trust response.

Comments: We acknowledge and support the request of NHS Worcester Acute Hospitals Trust for S106 contributions to meet the additional demands on its services resulting from the development.

- a. Concerns were expressed regarding the disrepair of the Wooden Chapel at Kerswell Green. Its condition continues to deteriorate and requires attention. Similar concerns were raised for Park Cottage on Old Road North. Both had previously been reported and it was agreed to send a reminder for follow up to the conservation officer.
- b. Update on Enforcement Matters
  - i. Bramblewood, Main Road – Acknowledgement of Enforcement referral received, and item noted as Category C priority.
  - ii. Centurion Drive – A response has been received from MHDC that the owners of the property have been advised to remove the fence or apply for retrospective planning permission. As neither has happened further action has been indicated. Worcestershire County Council Highways have also been notified to establish if there has been an encroachment onto highway land.
  - iii. Eco Park, Main Road – A detailed response has been received from MHDC setting out a review of the planning application forms, plans and conditions and concluding that enforcement action cannot be taken. It was considered that the review had not sufficiently taken into account amendments which had taken place concerning the facing material to be used in the scheme. It was agreed to pursue the matter further.

Meeting Closed at 8:30 pm.

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