1

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 7 JULY 2025 AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

**PRESENT:** Cllr Gardener, Cllr Stevens, Cllr Biddle, Cllr Clamp, Cllr Plummer & Cllr Varley

**IN ATTENDANCE:** Claire Witton - Deputy Clerk, one member of the public.

1. **To appoint a Committee Chairperson.** Cllr Gardener reappointed as Planning Committee Chairperson.
2. **Apologies** Received and accepted from Cllr Ansty, Cllr Cooke and Cllr White (For personal reasons)
3. **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

* 1. To declare any Other Disclosable Interests on items on the agenda and their nature NONE

**PUBLIC QUESTION TIME**

NONE

1. **Minutes:**

Having been previously circulated, the minutes of the Parish Council meeting held on 02.06.2025 were signed as a true and accurate record.

**Matters Arising**:

In relation to the enforcement matter at 1 Centurion Drive, it was reported that Malvern Hills District Council has served an enforcement notice requiring the fence to be removed. The owner has three months to comply or until the 25th July 2025 to register an appeal.

In respect of the use of different facing materials at the Eco Park development, the committee did not accept the Enforcement Officer’s conclusion that no action could be taken. Cllr Gardener to review and draft a further response.

1. **To consider and comment on the following planning applications.**

 Planning Application No: **M/25/00801/TDC**

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

 Proposal: Technical Details Consent for the erection of a self-build 4- bed bungalow following

 the grant of Permission in Principle M/25/00440/PIP

 **Comments:** Whilst we have no fundamental objection to the building technical details, consideration

should be given to attaching the garage to the main the building, so as to reduce the impact on the streetscene when viewed from the A38.

 **FOR INFORMATION ONLY:**

Planning Application No: **M/24/01275/HP -**

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

 Proposal: Creation of bio-diversity pond.

 **Application REFUSED**

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 been seen from the front of the

 property which has the special architectural features mentioned directly in the listing.

 **Application APPROVED**

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.

 **Application APPROVED**

Planning Application No: **M/25/00931/CCO**

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

 Proposal: Discharge of condition 4 (surface water drainage strategy), condition 5 (construction

 surface water management plan), condition 6 (lighting assessment), condition 8 (detailed scheme

 for site access works), condition 11 (residential travel welcome pack), condition 12 (scheme of

 landscaping), condition 14 (lighting design strategy for biodiversity) and condition 15

 (construction environmental management plan) of planning permission reference

 M/25/00346/OUT.

 **Application APPROVED**

1. **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 70 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: Tree & Landscape Officer comments, Addendum Planning (Statement), Noise Assessment, highways amendments, supporting documents & Worcester Regulatory Services, Welbeck response, Design Calculations.pdf, (Highways) 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 additional documents received and further officer comments made. However, it was considered that they did not meet or overcome our various objections previously made. The following, in particular, were emphasised:

* The proposed temporary access to the A38 and the ability to ensure a future connection to the wider SWUE is still unproven and unsubstantiated.
* The comments of the Lead Local Flood Authority require further attention to the surface water drainage strategy. We maintain our concern for the extensive use of permeable storage when there is scope for more surface SuDS storage. It was also noted that the proposed footpath along the Suds Pond will need amendment.
* The lack of a joint footpath/cycleway alongside the A38 as part of an Active Travel Corridor between Kempsey and Worcester City.
* The positioning of the 3-storey apartment blocks alongside the A38 would be oppressive and intrusive, as illustrate by the unfortunate development at the Ketch roundabout.

Moreover, at Section 2.18, the Addendum Planning Statement sets out only some of our most recent comments which could give a misleading impression of our views on this proposal. We wish to stress that our previous objections and comments made on 22/09/21 remain in full other than as amended or added to in our comments submitted on 09/06/24, 10/10/2024, 07/11/2024, 09/04/25, 08/05/2025 and 05/06/2025.

On a new matter, the applicant’s Noise Assessment suggests acoustic fencing on the north boundary to safeguard residents of the apartments. It is unclear whether the hedgerow will be retained and whether it is part of the application site or on adjoining land.

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

Planning Application No: **M/25/01008/HP**

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

Proposal: Front Balcony; doors to replace window.

**Comments:** No objection

Planning Application No: **M/25/01023/HP**

Location: Oak House, Old Road South, Kempsey, Worcester, WR5 3NZ

Proposal: Garage extension

**Comments:** No objection

1. **To report and consider a suggested meeting from Bromford (Applicant re: Application**

 **21/01217/FUL, Land at Bath Road, Broomhall)**

Having noted the parish council’s objections to the proposed housing development, Bromford had suggested that a meeting between its representatives and councillors could be beneficial. In particular, the means of providing a long-term alternative access to their site other than to the A38 could be explained. It was agreed that a face-to-face meeting should be arranged. Bromford to be contacted to suggest dates and time options.

1. **To review the neighbourhood planning survey and collate a response.**

Having discussed the survey questions, it was agreed that Cllr Gardener is to complete and take a recommendation to the next parish council meeting. Further clarity is to be sought on whether there would be a fee to commission a Local Housing Needs Survey for the parish as offered in the survey.

1. **Any Other Business.**
	1. A request to be made for a copy of the recording or meeting notes from the Parish and Town Briefing – Local Government Reorganisation held on 07 July 2025.
	2. It was reported that invitations had been issued to attend Worcestershire Parkway stakeholders workshop sessions on 14 July 2025 either in person or via a TEAMS meeting. Four Cllrs expressed a wish to attend. Allocation of spaces to be checked and preferences to be submitted.
	3. It was reported that hedgerow replanting required as a planning condition for development at 11 Old Road South has not undertaken. It also appears that further elements of the hedgerow have been removed. Item to be referred to MHDC enforcement.
	4. Planning Application No: **M/25/00323/OUT**

Location: Land At (Os 8570 4841) Napleton Lane Kempsey

Proposal: Outline application (with all matters other than access reserved for future determination) for the demolition of no. 45 Bannut Hill and the construction of up to 99 dwellings; vehicular access from Bannut Hill; green infrastructure, sustainable drainage systems, and associated infrastructure.

Further consultation comments were reported from the Urban Design Officer, which were considered too detailed for an outline proposal, and from the Tree & Landscape Officer who has no principal objection subject to conditions. Similarly, Severn Trent Water request a condition requiring drainage plans for both foul and surface water drainage to be submitted for approval.

More directly, having commented in detail on the applicant’s Transport Assessment,

Worcestershire County Council Highways have asked that the application be deferred pending receipt of further information. This included the proposed use of Napleton Lane for all construction traffic which has caused additional concerns for residents. Cllr Gardener to circulate relevant sections of the Transport Assessment and the WCC Highways response to those councillors who have been approached by residents on this matter.

 Meeting Closed at 9:15 pm.

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