



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 AUGUST 2025
AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

PRESENT: Cllr Gardener, Cllr Biddle, Cllr Stevens & Cllr White

IN ATTENDANCE: Claire Witton - Deputy Clerk.

1. Apologies Received and accepted from Cllr Clamp & Cllr Plummer (For personal reasons)

2. Declarations of Interest

- i. Register of Interests: Councillors were reminded of the need to update their register of interests.
- ii. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature – NONE
- iii. 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 07.07.2025 were signed as a true and accurate record.

Matters Arising:

- a) Planning Enforcement M/ENF/24/0320 – Fence at 1 Centurion Drive, Kempsey
As an appeal had not been made against the enforcement notice within the time allowed, the fence is now required to be removed within the three-month deadline set, being 30 September 2025.
- b) Planning Enforcement M/ENF/24/0321 – Facing materials at Eco Park, former Draycott Villa Nurseries, Draycott Villa, 23 Main Road, Kempsey
Cllr Gardener reported that further submissions had been made pointing out that case law showed that extraneous information could be used to resolve ambiguity in a grant of planning permission. Since the application forms and revised plans indicated different facing materials to be used, there was clear ambiguity and, contrary to the MHDC's views, the applicant's letter which clearly stated the proposed materials could be taken into account. However, the response of the Enforcement Officer was that the matter is closed but signposted the Council's complaints procedure. The planning committee supports following that procedure if necessary, and would seek agreement of full council if required.
- c) Bromford Meeting – No date set as yet.
- d) Local Government Reorganisation Meeting – It was reported that the meeting was not recorded but slides and notes would be circulated.
- e) Worcestershire Parkway Stakeholders Meeting – Attended by Cllr Gardener and Cllr Stevens
- f) Proposed Planning Enforcement investigation, missing hedgerow at 11 Old Road South, Kempsey – Cllr Gardener to draft submissions to be made to MHDC.

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

Planning Application No: **M/25/00987/HP**

Location: Holly Tree House, 81 Main Road, Kempsey, Worcester, WR5 3NA

Proposal: Single storey extension to front elevation plus extended dropkerb to highway

Comments: It was noted that the applicant had requested that the description of the development should be amended to "Removal of single-storey extension to front elevation and construction of single -storey extension to front elevation plus extended dropkerb to highway".

We object to the application for the following reasons:

- a) The two parking spaces would have no allocated turning space and therefore vehicles would need to reverse in from or out onto the A38, a busy road and the primary diversion route for the M5, manoeuvres which be to the danger of other highway users and which would interrupt the free flow of traffic. This would be a particularly hazardous location, opposite the Post Office Lane junction with the A38, close to the entrances to the car parks for the Talbot Public House and the Walter de Cantelupe Inn, all frequented by Kempsey Primary School traffic for parking, and adjacent to the pedestrian crossing which is a well-used facility for pedestrians to and from the school. Any existing parking use of the allocated area is currently severely limited by structures which have been placed within it.
- b) The proposed extension would be clearly and conspicuously open to view following the removal of much of the existing walled enclosure, particularly from the south. The design of the proposed projecting extension would not be in keeping with Holly Tree House, a late Georgian/ Early Victorian villa characteristic of the period, to the detriment of its form, character and appearance and of the conservation area in which it is located.

Planning Application No: **M/25/00616/OL**

Location: Street record, Green Street, Kempsey

Proposal: Upgrade of approx. 475m of an existing 11KV Overhead Wood Pole Line to 3 Phase (2 to 3 Wires)

Comments: No objection

Planning Application No: **M/25/00801/TDC5**

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: No objection

FOR INFORMATION ONLY: NOTHING TO REPORT

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 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: Arbtech Tree Works and Protective Fencing Reports x 3, Catchment Plan, Flood Risk Assessment, Drainage Strategy, Design Calculations

Comments: We have noted the additional information submitted. However, none materially affect our previous comments, which remain.

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

Planning Application No: **M/25/01180/HP.**

Location: Greenlands, Green Street, Kempsey, Worcester, WR5 3QB

Proposal: Proposed addition of first floor and ground floor side and rear extension

Comments: 1. We question whether all of the previously proposed permitted development extensions could in fact be implemented cumulatively, as suggested, and on which favourable comparison is made with the proposal. Consequently:

- a) if not, it is considered that the proposed extensions would not be subordinate to and would dominate the character and appearance of the original dwelling, contrary to the section of Policy K2a) of the Kempsey Neighbourhood Plan concerning alterations to existing dwellings outside the village development boundary.
- b) if they could, we accept the principle of the scale of the added accommodation which offers some improvement over the cumulative impact of the permitted development extensions.
- c) however, in any event while the proposed front elevation offers a co-ordinated and appropriate design solution, that of the remainder of the proposed house fails to respond to the opportunity to achieve a building of visual coherence and architectural quality. A more refined and integrated design approach is required, as expected by SWDP 21.

2. We question also whether so little of the existing bungalow would remain as a result of the works that the proposed house should be treated as a replacement dwelling in the countryside, in which case it would breach the 30% increased footprint limitation prescribed by Policy SWDP 18 and Policy K2c) of the Kempsey Neighbourhood Plan.

Planning Application No: **M/25/01172/HP.**

Location: Pippins, Green Street, Kempsey, WORCESTER, WR5 3QB

Proposal: Single storey rear extension and render of external facade

Comments: No objection

7. South Worcestershire Development Plan Review Update.

To report on the Inspectors' preliminary findings letter published 07 July 2025 and subsequent responses.

Cllr Gardener provided an update. Briefly:

- a) The Inspectors consider, following a number of proposed Main Modifications, that the SWDPR is "likely to be capable of being found legally compliant and sound", subject to which it could proceed to be adopted.
- b) They do not feel a higher housing need figure is required above that calculated by the South Worcestershire Councils (SWCs). There are no further allocations in the parish.
- c) While a new settlement at Parkway and an expanded settlement at Rushwick are justified, a new settlement at Throckmorton is not since there is no "reasonable prospect" that it could be viably developed in the plan period.
- d) They conclude that there would not be a 5-year housing land supply (5YHLS) at the point of adoption of the plan since a number of the proposed 'allocated' sites were to be removed.
- e) Amongst the removed sites not included in the 5YHLS calculation is the South Worcester Urban Extension (SWUE). Although already committed by the current plan, and having outline planning permission, the Inspectors felt that the lack of detailed permissions indicated dwellings are unlikely to be built within 5 years.
- f) They accepted the inclusion of Significant Gaps as part of the Development Spatial Strategy, but they are to be a separate provision to differentiate their purpose from that of Green Belt.
- g) While other allocated Employment Sites are to be removed, the list did not include that for Open Barn Farm within the Kempsey Significant Gap.

In response, particularly to d) and e), the SWCs, together with Welbeck, the major landowner, supplied information of the advanced stage reached for bringing SWUE land forward for development, with detailed applications for early phases to be submitted by the end of August 2025. Agreement has been reached for the land to be sold to a major housebuilder, the Vistry Group, and expected housebuilding rates were supplied, commencing with 100 during 2026/27 and 300 per annum thereafter. The Inspectors have agreed to consider the new information and a further Examination session is to take place in September 2025. If accepted, the inclusion of SWUE land is likely to significantly boost the 5YHLS.

In the meantime, Welbeck has notified the parish council and others of the early SWUE applications, identifying the matters to be included, such as areas of infrastructure as well as the housing development sites, so further confirming the information submitted to the Examination Inspectors.

8. Any Other Business.

i. 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.

New comments from residents, particularly concerned about the proposed use of Napleton Lane for all construction traffic, were noted. The MHDC Community Services Officer had set out a request for financial contributions towards open spaces, play and sports facilities should the development proceed.

ii. 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.

It was noted that a draft Section 106 agreement had been added to the application web site.

Attention was drawn to the proposed provisions within the agreement, including the securing of:

- Affordable Housing Provision
- On Site Public Open Space
- Highway Contributions (Home to School Transport (Primary and High) and Community Transport)

Meeting Closed at 9.15pm.

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