



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

PRESENT: Cllr Gardener, Cllr Biddle, Cllr Clamp, Cllr Plummer, Cllr Stevens, Cllr White & Cllr Cooke

IN ATTENDANCE: Claire Witton - Deputy Clerk, Cllr Harrison and three members of the public

1. Apologies None

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

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 01.09.2025 were signed as a true and accurate record.

Matters Arising:

- i. Enforcement Matter at the Eco Park – The committee discussed the requested enforcement case regarding the facing materials used at the Eco Park. As previously reported; despite citing relevant case law, enforcement officers declined to take action and instead referred the parish council to the formal complaints procedure if not satisfied. The chairman preferred to raise the matter with District Councillors before proceeding with a formal complaint, which has been done. At present, no further action has been taken. Members confirmed their view that the matter should be pursued.
- ii. Planning Application No: **21/01217/FUL** The committee noted that the Bromford application was considered by the Northern Area Planning Committee, with representations made by Cllr Gardener and Cllr Harrison. The committee resolved to grant planning permission, subject to the two Ward councillors agreeing conditions and content of the Section 106 agreement before formal approval is issued. A subsequent meeting was held with Bromford Housing and their consultants to address outstanding matters identified at the meeting, attended by Cllr Gardener on behalf of the Parish Council. There had been only limited progress on revisions and amendments. The parish council remains actively involved in seeking improvements to the application. Further updates will be provided as the situation develops.
- iii. Enforcement Matter at 11 Old Rd South -The committee reviewed the potential enforcement item at 11 Old Road South regarding replacement planting requirements. MHDC had confirmed to Cllr Clamp that the applicable planting season has not yet started, usually beginning in November. No further follow-up is necessary at this stage.
- iv. Street Naming at Brookend Lane – matter to be dealt with as Item 7

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

Planning Application No: **M/25/01398/RM**

Location: Land At (Os 8571 5128), Bath Road, Broomhall

Proposal: Infrastructure comprising access from the A4440 Broomhall Way / Crookbarrow Way and a section of spine road from Norton Road running south to the proposed location of the primary school; access from the A38 Bath Road and spine roads serving parcels to the west of the A38; and the southern landscape buffer (Crookbarrow Woodland link). Infrastructure to includes associated drainage and landscaping.

Meeting Comments:

Cllr Gardener explained that this Reserved Matters Application follows the grant of Outline Planning Permission 13/00656/OUT for what has become known as Hopfields, the major portion of the South Worcester Urban Extension. With some variations, it accords with the general phasing then agreed but has been split, this application being Phase 1A for the infrastructure specified in the application description. No housing layouts are included at this stage but are required to be made by 26th October 2025.

Numerous and detailed plans have been submitted showing the layout, landscaping, planting schedules and drainage arrangements for the proposed road network from Norton Road into the site, extending to the local centre and school site; the road works on the A38, including a new roundabout and the first section of 'Main Street' leading to the local centre, and strategic landscaping, particularly the Crookbarrow Woodland Link. This is to be the landscape buffer along Broomhall Lane required by Policy SWDP 45/1 to soften the edge of the development adjoining the countryside to the south within the Kempsey Strategic Gap. This to extend eastwards into another zone, Norton Fields, within Norton juxta Kempsey Parish.

Also with the application are a Phasing Plan, Design Statement and Site Wide Design Principles for the whole of the Hopfields development, also as required by terms of the Outline Planning Permission. The Design Principles is a comprehensive document extending to 157 pages. It is clear that many criteria have already been approved at outline stage. Parameter Plans included in the Design Statement show, for instance, the distribution of land uses, residential densities, open spaces and story heights. Future detailed plans will need to generally conform with these criteria, as will the current application. The parish council had not been consulted on these parameters, some of which are of concern.

It was also reported that 4 other applications have been made to discharge various conditions of the Outline Planning Permission, including phasing and design principles. Again, the parish council has not been consulted on these. Moreover, there seemed to be lack of clarity between these applications and what is included in the Reserved Matters application.

Comments:

The committee welcomed: -

- i. the Hopfields development being brought forward at last, particularly since it will contribute significantly to meeting the need to show a 5-Year Housing Land Supply,
- ii. the principle of a comprehensive approach being adopted at last beyond individual development parcels as experienced elsewhere in the SWUE,
- iii. the provision of infrastructure at an early stage to facilitate and integrate future development proposals, and
- iv. the overall intentions of the Site Wide Design Principles, which should be stringently required to be followed by future scheme proposals.

However, the committee also resolved: -

- a) that, in view of the complexity and volume of material submitted, and the importance of this development, to request an extension of the consultation period to allow further consideration and comments to be prepared at the next Planning Committee meeting on 3rd November 2025;
- b) to seek clarification on the matters included in the Reserved Matters application, and
- c) to request to be formally consulted on the 4 applications for the Discharge of Conditions.

Planning Application No: **M/25/01538/S106.**

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

Proposal: Application under section 106a of the Town & Country Planning act 1990 to modify the requirements of the legal agreement dated 7th May 2024 associated with planning permission M/22/00967/OUT to change the tenure of the 11 units from Social Rent to Low-Cost Home Owner.

Comments: No objection if the proposal continues to meet identified affordable housing need in an appropriate form.

Planning Application No: **M/25/01501/CAN.**

Location: Hollybrook Church Street Kempsey Worcester WR5 3JG

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

Comments: No objection

Planning Application No: **M/25/01562/ADV**

Location: Edwards Motors, 19 Main Road, Kempsey, Worcester, WR5 3PA

Proposal: 1 internally illuminated totem sign, 1 internally illuminated fascia sign and 1 internally illuminated wall mounted sign.

Comments: No objection in principle. However, consideration should be given to restricting the hours of use for the illuminated signs to ensure an acceptable level of illumination at night in this rural location when coupled with existing sources of illumination at the premises.

FOR INFORMATION ONLY:

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.

Application APPROVED

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

Application APPROVED

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.

Application REFUSED

Planning Application No: **M/22/00045/CLE**

Location: Brookend Farm, Brookend Lane, Kempsey, Worcester, WR5 3LF

Proposal: Lawful Development Certificate – Existing Use of Building for Storage and Distribution (Class B8)

Application APPROVED

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

Application APPROVED

Planning Application No: **M/25/01181/TPOA**

Location: Baynhall Farm Main Road Kempsey Worcester WR5 3PA

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

Application REFUSED

Planning Application No: **M/25/01438/TPOA**

Location: Inchincroft 6 Old Road South Kempsey WR5 3NH

Proposal: Undertake tree works, as detailed on application form and in any accompanying Information (Willow)

Application REFUSED

Planning Application No: **M/25/01276/TPOA**

Location: Yew Tree House Old Road North Kempsey Worcester WR5 3JZ

Proposal: Undertake tree works, as detailed on application form and in any accompanying Information (Yew Tree)

Application SPLIT DECISION

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

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

Description of documents published: MHDC Natural Heritage & Biodiversity Officer
MHDC Natural Heritage & Biodiversity Officer - MHDC Natural Heritage & Biodiversity
Neighbour Response

Comments: Committee members acknowledged receipt of the latest documents without the need for further comments. In respect of previous comments made, committee members referenced the traffic survey had captured Monday- Friday traffic patterns only and did not take into account weekend traffic flows, when higher volumes of traffic are apparent due to active use of the playing fields for football matches. This adds to previous criticism that the traffic survey had been confined to the proposed point of access for construction traffic onto the site and not the length of Napleton Lane within the built-up area of the village through which it would need to pass.

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: Neighbour Response (Cllr Martin Allen)

Comments:

An update was provided on the Bromford site following a recent meeting (previously referred to in Matters Arising) to discuss outstanding matters identified by the Northern Areas Planning Committee. WCC Highways has since confirmed, following a Stage 1 Road Safety Audit, that the proposed access scheme onto the A38 is acceptable in highway safety terms and would not prejudice the adjoining wider SWUE scheme. This questions the need for the access to be temporary and whether a planning condition or S106 Obligation to ensure that it is temporary and is closed if linked to future adjoining development as requested by WCC Highways can be used.

Other outstanding matters, including speed limit reduction (to be secured by a Traffic Regulation Order), a £75,000 contribution towards the active travel route, and various design and layout issues, were discussed. Concerns remain about the standard and size of some ground floor apartments, with questions raised about compliance with minimum space standards. The developer has confirmed that apartments will meet Building Regulation requirements for accessible and adaptable dwellings, with to be secured by condition.

Further points included confirmation that the road will be adopted, and ongoing discussions about the location of play areas on or off site, particularly regarding flood risk where currently shown. Provision

for play areas will also be secured by condition, as will future maintenance of below-ground surface water storage as part of the SuDS scheme, though concerns remain about long-term effectiveness and enforcement.

In view of the Northern Area Planning Committee's decision, final approval of the application is expected. However, committee recognised that it is for the Ward Councillors to decide whether to authorise MHDC officers to proceed before first seeing the full content of the conditions and S106 Obligation referred to.

6. To discuss any additional plans requiring comment up to the date of this meeting. **None**

7. New Street Naming and Numbering Request - Land at OS 8568 4948) Brookend Lane Kempsey (Planning Application M/24/01240/RM & M/22/00967/OUT)

Proposal: to approve the suggested name of Mill Close for the secondary Street following the rejection of Hatfield Close

Cllrs were reminded of their decision made, via email, to select a further street name. Cllrs were asked to ratify that decision for the legal minutes.

RESOLVED to submit the name Mill Close for the secondary street.

8. Any Other Business.

- i. **Flood Defence in Kempsey – Completion and Open Days** It was reported that the flood defence project in Kempsey is nearing completion. Two open days are planned: one likely to be by invitation, and a second official opening event with press coverage. Further details will be provided when available.
- ii. **Installation of Bollards on Old Road South** The committee discussed the recent installation of steel bollards in the verge at the rear of Edwards Garage on Old Road South. It was agreed that it is a highways matter. The committee noted that the installations may be intended to improve security due to recent break-ins and vehicle thefts but emphasised that the bollards added to the intrusive industrial appearance of the site on the rural lane and that such measures should not be implemented without the necessary permissions. A report will be submitted to the WCC Highways for further investigation.

Meeting Closed at 9.47 pm.

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