



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 NOVEMBER
2025 AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

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

1. Apologies Cllr Clamp and Cllr White

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 06.10.2025 were signed as a true and accurate record.

Matters Arising:

- i. Report to County Highways regarding steel bollards at the back of Edwards Garage on Old Road South was confirmed as submitted on 7th October 2025; no response yet, with a reply due by 17th November 2025.

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 include associated drainage and landscaping.

Comments: The application proposals had been generally welcomed at the previous committee meeting, particularly the comprehensive approach which is being followed for what is the largest portion of the South Worcester Urban Extension. This support extended to the Site Wide Design Principles which have been prepared and for which an application has been submitted separately as required by the grant of outline planning permission 13/00656/OUT. It was felt particularly important that the document stated that all future Reserved Matters applications will be required to demonstrate compliance with its content and only in special circumstances will deviations from it be accepted. The committee was informed that this is one of 4 Discharge of Condition applications which have been made but not referred to the parish council as a consultee, i.e.

M/25/01386/CCO Discharge of Condition 9 (Design Principles)

M/25/01387/CCO Discharge of Condition 6 (Phasing Plan)

M/25/01388/CCO Discharge of Condition 25 (Drainage Scheme)

MHDC has stated that it is not required to consult the parish council on the applications and while comments could be made on them, other than for Phasing, they would not be considered. Even so, committee concluded as follows:

- it was noted that the Design Principles document promotes the principle of community engagement yet conversely the parish council, as a community representative body, has been excluded from engagement in its preparation. For the most part, the principles are supported. However, they include the previously approved Height Parameters Plan, also without consultation with the parish council. We are particularly concerned that buildings up to 4-storeys high could be built along the A38 most notably in close proximity to and in the setting of the Grade II Listed Clerkenleap Farmhouse.
- the amended Phasing Plan was noted without objection.
- it was noted without objection that the changes to the previously approved Drainage Scheme affected only this early Phase 1A and related principally to surface water retention measures required for the initial spine roads shown.
- the Arboricultural Statement was noted, also without objection.

With regard to the Reserved Matters Phase 1A infrastructure, the following concerns were raised:

- a. The proposed footpath system through the Crookbarrow Woodland Link emerges abruptly onto the Broomhall Lane where there is no footway or significant verge. Since both pedestrian and vehicle movements in the area are likely to increase substantially, it is considered that this is potentially dangerous and requires careful design. It was noted that footpaths proposed in the Norton Fields character area also present a similarly hazardous situation onto Norton Road.
- b. The proposed footpath/cycleway on the east side of the A38 approaching the new roundabout leads to and from the proposed new centre but does not continue north to enable the principle of an 'active travel route' between Kempsey and Worcester City. This is a shortcoming. Moreover, from this point such a route would be more appropriately located on the west side, in front of Clerkenleap Farmhouse, via the proposed A38 controlled crossing to the south. The route could then connect directly to the Carrington Bridge underpass and allow north/south bound pedestrians and cyclists to avoid circumnavigating the A38/Main Street and Ketch roundabouts.
- c. The Crookbarrow Woodland Link is considered of inadequate width in places to satisfactorily achieve the various important ecological and recreational functions it is intended to fulfil.

Planning Application No: **M/25/01499/FUL Associated Ref: M/25/00253/FUL**

Location: Bramblewood, Main Road, Kempsey, Worcester, WR5 3FL

Proposal: Erection of detached dwelling together with parking and new vehicular access - (Variation of condition 8 of planning permission 25/00253/FUL)

Comments: No objection

Planning Application No: **M/25/01606/AGR**

Location: Common Farm, Kempsey Common, Kempsey, Worcester, WR5 3QE

Proposal: Prior notification for a two-bay infill extension building, and replacement of dilapidated four-bay section of existing building - both steel portal framed construction

Comments: No objection

Planning Application No: **M/25/01637/CLE**

Location: Land At (Os 8717 4919), Fox Lane, Green Street, Kempsey

Proposal: Certificate Of Lawfulness for existing use of building for domestic/ancillary purposes in association with Bumblebee Barn.

Comments: We have no evidence to either support or contradict the application.

Planning Application No: **M/25/01437/HP**
Location: Manor Cottage 46 Main Road Kempsey WR5 3JA
Proposal: Erection of pergola (retrospective)

Comments:

We object to the application for the following reasons:

- i. The development, together with other features erected within the site, has caused the loss of car parking required to be provided and retained by Condition 3 of Planning Permission 21/01586/HP and has resulted both in a breach of that condition and vehicles being parked permanently on the footway outside the site to the detriment of pedestrians and the character and appearance of the Kempsey Conservation Area.
- ii. The open yard, around which these buildings, a dwelling and former workshops, are grouped, was an integral part of the original character of the group which contributed to the historic layout of the conservation area. The development has increased the enclosure and clutter within the yard fundamentally changing the relationship between the group and the street, erasing an important aspect of the site's historic function and visual character to the detriment of the Kempsey Conservation Area.

Planning Application No: **M/25/01544/CAN**
Location: Cleveside Brookend Lane Kempsey Worcester WR5 3LA
Proposal: Undertake tree works, as detailed on application form and in any accompanying information.

Comments: No objection

FOR INFORMATION ONLY:

Enforcement Ref: **hDR-6782519**
Location: 4 Bramblewood, Main Road, Kempsey, WORCESTER
Description of Breach: Erection of fence in excess of 2m
Case CLOSED (in view of Application M/25/01499/FUL being made for planning permission for the fence.)

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: FPCR - ECO - Hazel Dormouse Mitigation Strategy
Comments: The published document was reported on and no further comments required

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:
-22091 SuDS Maintenance V1.pdf
-2919-design summary-rev A.pdf
-Post Excavation Assessment.pdf
-C111 - Rev P11 - S104 Coloured Plan (Phase 1).pdf
-C117 - Rev P1 - Exceedance Flow Plan.pdf
-Tree Protection - Heras Fencing Detail.pdf

Comments: The item was incorrectly referenced on the agenda, and it was confirmed that the published

documents relate to:

Planning Application No: **21/02274/FUL**

Location: Clerkenleap, Astons Coaches Bath Road Broomhall WR5 3HR

Proposal: Erection of 79 dwellings including access from Bath Road

Committee was reminded that planning permission has already been granted for this development, the construction of which is now well advanced. In view of previous matters raised by committee, notably in respect of the SuDS and surface water drainage, Cllr Gardener & Cllr Biddle were authorised to review the documents and submit any comments if required.

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

7. Proposed Public Path Diversion Order Town and Country Planning Act 1990 Section 257 Public Footpath 562, Parish of Kempsey Ref: PMH/MHDC/KP562/C/1

Comments: It was reported that the proposed diversion route is that shown as part of the approved layout of the Mill Meadows development now under construction. No objection or comments made.

8. Any Other Business.

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:

- DAS Addendum.pdf
- 10h APARTMENT BLOCK 1 AND 3 PLANS
- 12h APARTMENT BLOCK 2 PLANS

Comments: The published documents were reported on and no further comments made.

Meeting Closed at 9.27 pm.

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

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A member of the public noted from the recent F&GP meeting that the pump track included within the overall package for the parish council's proposed Community and Sports Centre at Pixham Ferry Lane cannot proceed at this stage because it is part of that application and yet to be determined. It was queried whether there is any possibility for negotiation, a separate application, or a modification to enable this element of the project to move forward independently.

- Cllr Gardener provided a comprehensive overview of the application's progress, notably that a WCC Highways' response is awaited regarding the parish council's proposals to meet their concern at the access arrangements. He outlined a number of issues concerning securing permission for the pump track, the likely timescale relative to the application already made and its construction and operation separate to the overall development. He summarised that there appears to be little benefit in pursuing a separate application for the pump track at this stage.