



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 JANUARY 2026
AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

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

1. Apologies Cllr Biddle and Cllr Clamp 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

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 01.12.2025 were signed as a true and accurate record.

Matters Arising:

It was noted that the application at **Napleton Lane** (M/25/00323/OUT) had been refused and no appeal had yet been lodged.

4. The following planning applications were considered:

Planning Application No: M/25/00667/S106

Location: Kerswell Green Farm, Kerswell Green, Worcester, WR5 3PF

Proposal: Application under Section 106A(3)(a) of the Town and Country Planning Act 1990 to delete clauses 1.1, 1.2, 1.3, 1.4, 1.5 and 1.6 of the legal agreement dated 10 December 2004 associated with planning permission reference 04/00977/FUL and to add a clause to this agreement which restricts the type of boundary treatment surrounding the curtilage of the curtilage listed coach house to that shown on drawing number 3670-002

Comments: The Committee reviewed a request to discharge historic Section 106 Obligation restrictions affecting occupation/sale/curtilage of the Coach House which had been previously considered. Members reaffirmed their previous comments supporting discharge in principle to enable restoration of the associated listed farmhouse. However, the applicants now propose to add a clause to the Obligation which would limit the boundary treatment of the Coach House as a separate dwelling to a 1.2m boundary fence. Not only was the boundary fence proposed unclear, but the Committee also feel that a fence would visually subdivide the curtilage of the listed farmhouse and affect its setting contrary to one of the original purposes of the Obligation.

Accordingly, Committee resolved to:

- a) Seek clarification of the fencing specification and materials submitted; and
- b) Recommend that any boundary treatment be subject to prior approval rather than fixed to a single fence type.

Planning Application No: M/25/01662/LB and Associated Ref: M/25/01663/HP

Location: Manor House 32 Old Road North Kempsey Worcester WR5 3JZ

Proposal: Restoration and extension of garage to create a separate annex for the occupant's parent.

Comments: Both applications were considered together. Members noted that the site falls outside the Village Development Boundary and in policy terms the proposal constitutes a new dwelling in the open countryside. The strong similarities between this and other countryside annex proposals, including the Coach House to Kerswell Green Farmhouse (Application 04/00977/FUL) were noted.

Even so, Committee had no objection to the principle of the development, subject to:

- a) a condition that the annex would remain subsidiary to and not separately saleable from the main dwelling; and
- b) the use of external facing materials appropriate to the location within the setting and curtilage of the listed Manor House and the Kemspey Conservation Area. In particular, it was considered that, for instance, traditional sawn feather edge boarding would be more in keeping than the proposed shiplap cladding.

Planning Application No: M/25/02039/CCO

Location: Draycott Villa Nurseries at Draycott Villa 23 Main Road Kempsey Worcester WR5 3NY

Proposal: Discharge of conditions 6 (Electric Vehicle charging), condition 8 (Transport Welcome Pack), condition 9 (Construction Environmental Management Plan), condition 10 (Construction Environmental Management Plan Biodiversity), condition 11 (Biodiversity Enhancement Management Plan), condition 15 (infiltration tests), condition 16 (SuDS Management Plan), condition 17 (route and point for restricted surface water discharge), condition 18 (surface water drainage), condition 20 (floor slab levels), condition 21 (scheme of landscaping) and condition 22 (SuDS details) of planning permission M/24/01266/FUL

Comments: The Committee noted the application principally resubmits Discharge of Condition details previously approved under the original planning permission for this development. Further approval of such details is now required to meet the terms of a revised, but new, planning permission. It was noted that an issue had arisen over the specification for a native species hedgerow along the southern boundary. However, on this and other details Committee resolved that **No comment** is necessary at this stage.

Planning Application No: M/25/02021/TPOA

Location: Beech House Old Road North Kempsey Worcester WR5 3JZ

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

Comments: No objection

Planning Application No: M/25/01924/CCO

Location: Upper Broomhall Farm Taylors Lane Broomhall WR5 2PE

Proposal: Discharge of Condition 4 (Construction Environmental Management Plan), Condition 7 (foul water drainage), Condition 9 (archaeology) and Condition 10 (surface water drainage) of planning application M/24/01095/FUL

Comments: The Committee agreed to comment as follows:

- a) Although the archaeological investigation reported no significant finds, the trial trenches did not include the line of the proposed foul/surface water excavation routes along the public right of way (PROW) to Taylors Lane close by the medieval moat and curtilage of the listed farmhouse;
- b) The proposed foul/surface water routes and associated works, including reed-beds, are on land outside the red-line planning permission site. The land ownership/consent and any heritage impact should be clarified; and
- c) The implications of the proposed foul/surface water routes for continued public access of the PROW, including closure/management must be limited and temporary and first agreed with the Highway Authority/PROW team.

FOR INFORMATION ONLY:

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

Application APPROVED

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

Application REFUSED

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

Application APPROVED

Planning Application No: **M/25/01437/HP**

Location: Manor Cottage, 46 Main Road, Kempsey, WR5 3JA

Proposal: Erection of pergola (retrospective)

Application APPROVED

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

Planning Application No: **M/22/00714/FUL**

Location: Broomhall Bath Road Broomhall Worcester WR5 3HS

Proposal: Full planning application for demolition of the existing buildings and the erection of 48 affordable homes, including associated vehicular access, car parking, landscaping and other associated works.

Description of new documents published: MHDC Housing response.pdf

Comments:

- a) The Committee noted the Housing officer is seeking a 70% social rent / 30% affordable ownership tenure split and a wider mix of dwelling sizes including bungalows. The Committee expects re-consultation should tenure and housing mix change.
- b) While supporting the views of the Landscape Officer, the Committee was disappointed that the need to reinforce the southern boundary onto Broomhall Lane to reflect the requirements of SWDP 45/1 for a strong green buffer had not been recognised in his comments. This has already been pointed out in our previous comments on this application.

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

Description of new documents published: DoC26 - 10189 AA RevB.pdf

Comments: No further comment

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

None

7. To report on an enforcement matter:

Enforcement Ref: M/ENF/25/0314

Location: Land At (Os 8569 4922) Post Office Lane Kempsey

Comments: Unconsented works reported (tree clearance, hardstanding) on land by the sharp bend near Douglas Castle Farm. It was reported that an enforcement investigation is underway and that an officer site visit is scheduled following which an update is anticipated.

8. To report on the newly adopted Worcestershire County Council Streetscape Design Guide 2025

A report had previously been circulated setting out the objectives of the updated guide and the main variations from the previous version. The Committee noted adoption of the guide and agreed to have regard to it when commenting on future applications, recognising it is guidance rather than statutory policy and may be varied where justified.

9. Any Other Business.

A liaison meeting with Bromford on **16 January 2026** regarding the Broomhall site was noted. Parish representatives will seek an invitation to attend via Cllr Harrison

Meeting Closed at 9.05 pm.

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

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A member of the public raised concerns about a press report of Government plans to reduce parking provision on new residential sites, citing potential estate congestion if cars are limited to parking roadside and insufficient public transport alternatives. The Committee noted and shared the concerns although Cllr Gardener advised that no formal proposals had been received. The matter would be monitored for any consultation or official policy updates before determining any response.