



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 2 FEBRUARY 2026  
AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

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

**1. Apologies** Cllr Clamp, Cllr Cooke, Cllr Plummer, Cllr Varley & Cllr White 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

The Chair Cllr Gardener declared a **non-pecuniary interest** in Application **M/26/00002/FUL Sunnyside Garage**.

**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 05.01.2026 were signed as a true and accurate record.

**Matters Arising:** NONE

**4. The following planning applications were considered:**

Planning Application No: **M/26/00002/FUL**

Location: Sunnyside Garage, 12 Old Road South, Kempsey, Worcester, WR5 3NJ

Proposal: Proposed single storey rear extension and alterations to garage building

**Decision: REFER to Full Council for consideration**, without recommendation, at the request of Cllr Biddle (in accordance with Standing Orders) due to the neighbour objection received and the low number of councillors present and able to vote. The committee was informed that an extension of time had been agreed by the case officer to cover at the next Full Council meeting on 9<sup>th</sup> February 2026 if necessary.

Planning Application No: **M/25/02057/DEM**

Location: Broomhall, Bath Road, Broomhall, Worcester, WR5 3HS

Proposal: Prior Notification for the Demolition of the farmhouse and associated outbuildings to allow for the construction of the proposed 48 affordable dwellings under planning application  
M/22/00714/FUL

**Comments: No objection, subject to:**

- i. Full compliance with the submitted Construction Phase Plan (once confirmed as appropriate and satisfactory by the Local Planning Authority).
- ii. Adherence to Natural Heritage & Biodiversity Officer recommendations (concerning bats, dormice, timing, licensing, mitigation).
- iii. Management of site access/traffic to safeguard other road users, existing businesses and neighbouring accesses on Broomhall Lane and without the removal of boundary hedgerow to the lane to widen the access.

Planning Application No: **M/26/00015/HP**  
Location: Clareland, Old Road South, Kempsey, WR5 3NJ  
Proposal: New front dormer, front porch and changes to fenestration  
**Comments: No objection**

Planning Application No: **M/25/01386/CCO**  
Location: Land At (Os 8571 5128), Bath Road, Broomhall  
Proposal: Discharge of condition 9 (Design Principles) of planning permission 13/00656/OUT  
**Comments: No objection**

Planning Application No: **M/26/00082/HP.**  
Location: Hop Pockets, Taylors Lane, Broomhall, Worcester, WR5 2PE  
Proposal: Single storey side extension.  
**Comments: No objection**

Planning Application No: **M/26/00019/TPOA**  
Location: Napleton Farm 45 Napleton Lane Kempsey WR5 3PT  
Proposal: Undertake tree works as detailed on application form and in any accompanying Information (4 Alders, 3 Ash, 2 Willow to be reduced by 3-4 metres)  
**Comments: No objection** (it was noted that the application had been approved immediately prior to the meeting)

#### **FOR INFORMATION ONLY:**

Planning Enforcement Reference: **M/ENF/25/0314**  
Location: Land at Post Office Lane  
Decision: **Matter closed, no breach of planning control**

#### **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 documents published: STW HOLDING OBJECTION  
**Comments:** The committee noted that a Holding Objection had been made by Severn Trent Water as it considers that the proposed development may negatively impact the existing sewer network and treatment works, with potential to cause flooding or pollution. They intend to carry out further investigations and clarify their response within 10 weeks from their letter dated 19 January 2026.

It was also reported that MHDC's Archaeological Officer had approved a trench evaluation and that no further archaeological mitigation is required.

**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: Section 106 Agreement – Engrossment

**Comments:** The committee noted the S106 Agreement was at its final pre-completion stage and covers matters of the provision, allocation and management of Affordable Housing; on-site Open Space provision and its future management; financial contributions to the County Council towards education and Home to School Transport and a further financial contribution to undertake the works to close the access onto the A38 if/when an alternative access is provided.

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

Planning Application No: **M/26/00108/HP. Associated Ref:10/00168/HOU**  
Location: 20 Old Road South, Kempsey, Worcester, WR5 3NJ  
Proposal: Demolition of single storey wing to side. Erection of side and rear extension (single and two storey). Creation of vehicular access. - (Variation of condition 2 Ref 10/00168/HOU)  
Comments: **No objection**

Planning Application No: **M/25/02026/HP.**  
Location: 28 Oakfield Close, Kempsey, Worcester, WR5 3PS  
Proposal: Erection of single-storey side/front extension  
Comments: **No objection**

**7. South Worcestershire Development Plan Review Main Modifications - Consultation**

**To discuss and prepare any responses considered necessary to the SWDPR Inspectors’ proposed Main Modifications to the plan (Consultation ends 17 February 2026).**

The Committee briefly discussed a summary of the recommended Main Modifications likely to affect the parish which had previously been circulated by Cllr Gardener. Particular reference was made to a new policy, SWDPR 08, which specifically and separately covered Significant Gaps in order to avoid confusion with Green Belts, both of which had been included in the joint policy previously proposed. The Worcester-Kempsey Significant Gap remains unaltered. Committee noted the inconsistency between the purpose of the new policy (to keep the gap open and free of development to prevent the settlements merging) and the allocated employment site within the gap at Open Barn Farm.

Other new policies were referred to concerning Areas of Informal Recreation (proposals for publicly accessible sites of about 50ha, with footpaths, cycle routes and ancillaries such as toilets and cafes) and securing Biodiversity Net Gain from development proposals to reflect government policy.

Consultation responses are limited to the Main Modifications only, not the SWDPR as otherwise submitted if not recommended to be changed. Committee did not consider that, having considered the circulated summary, representations were required but in view of the low number of councillors at the meeting and the importance of the SWDPR in managing future development, felt that the consultation should be referred to Full Council for consideration.

**Decision: To Refer to Full Council**

**8. Any Other Business - NONE**

Meeting Closed at 9.03 pm.

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

*Standing Orders were adjourned.*

## **PUBLIC QUESTION TIME**

A member of the public raised two matters:

- Napleton Lane / Bannut Hill residential development: Cllr Gardener confirmed that, following refusal of the application, no new information from the developer or notification of an appeal had been received
- Open Barn Farm employment land allocation: Cllr Gardener pointed out that the matter would be referred to under Item 7 but briefly explained that while the allocation remains in the SWDPR, the Significant Gap policy has been confirmed and is to be covered by a new policy SWDPR 08 Significant Gaps.

The matter of developer conduct was also raised. Concerns had been expressed about Cotswold Oak activities at their Mill Meadows scheme on Brookend Lane and nearby areas, such as unauthorised signage on highway land, damage to roots of a lime tree, mud on the road and obstructive parking including HGVs. Committee was informed that enforcement action has been initiated.

Separately, the unauthorised fence at Centurion Drive was referred to. The fence remains in place and in contravention of the Enforcement Notice now in force. The next available step is court action but is a matter for the local planning authority. It was agreed to write again to MHDC to find out what is intended.