



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 7 APRIL 2026 AT
7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: Claire Witton - Deputy Clerk

1. Apologies Cllr Cooke, Cllr Plummer & 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

NONE

3. Minutes:

Having been previously circulated, the minutes of the Parish Council meeting held on 02.03.2026 were signed as a true and accurate record.

Matters Arising: Members noted that Planning Application M/26/00103/HP relating to a proposed alternative fence at Centurion Way had been withdrawn.

4. The following planning applications were considered:

Planning Application No: **M/26/00225/FUL**

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

Proposal: Change of Use and Conversion of Agricultural Buildings to One Residential Dwelling and Outbuilding

Comments: We **Object** to the application for the following reasons:

The site lies within the open countryside and the Significant Gap between Kempsey and Worcester where development is to be strictly controlled. Newly adopted policy SWDPR 08 continues Kempsey Neighbourhood Policy K4 in identifying some forms of minor development which may exceptionally be acceptable in this location, including the reuse of rural buildings. That must be read in the context of the accompanying newly adopted policy SWDPR 24: Reuse of Traditional Rural Buildings, the intention of which is to bring back into use traditional rural buildings of notable architectural quality.

The proposal involves modern, utilitarian agricultural buildings erected in 1996/7 and 2003 respectively which are of no architectural merit. Accordingly, the application is not policy compliant and should be refused planning permission. The existing approval under the Class Q permitted development provisions is noted but it is considered that the objectives of SWDPR 24 to support the conversion of only of buildings which are traditional, architecturally significant or heritage assets should prevail.

Planning Application No: **M/26/00264/LB**

Location: Hop Pockets, Taylors Lane, Broomhall, Worcester, WR5 2PE

Proposal: Single storey side extension to replace existing lean-to, and new rear window, to the existing

barn conversion that is curtilage listed due to being in the grounds of the adjacent listed farmhouse.

Comments: No Objection

Planning Application No: **M/26/00273/ADV**

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

Proposal: Consent to retain 2no. temporary free standing advertisements positioned as a V-Board and 4no. temporary flag advertisements (retrospective)

Comments: No Objection

Planning Application No: **M/26/00425/HP**

Location: The Laurels, Kerswell Green, Worcester, WR5 3PE

Proposal: Erection of an annex outbuilding

Comments: We **Object** to the application for the following reasons::

Kerswell Green does not have a defined settlement development boundary and the site lies within the open countryside for planning policy circumstances where SWDPR 03C and Kempsey Neighbourhood Plan K2 require strict control over development. The intended use of the proposal is not stated nor, other than a bathroom, is the purpose of the various rooms identified. However, the inclusion of a bathroom strongly suggests that it is intended for residential purposes capable of independent occupation and should be treated as a new dwelling. Since it not apparent that it is for a purpose normally accepted as permitting new dwellings in such locations, it is contrary to those policies designed to protect the countryside.

While it is noted that the proposal is described as an annex, its intended relationship with any existing use of the site is not given nor are any special circumstances cited to support an exception to policy.

(The refusal of nearby application M/22/00703/HP and subsequently dismissed appeal is directly relevant.)

FOR INFORMATION ONLY:

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.

Application APPROVED

Planning Application No: **M/26/00082/HP**

Location: Hop Pockets, Taylors Lane, Broomhall, Worcester, WR5 2PE

Proposal: Single storey side extension.

Application APPROVED

Planning Application No: **M/26/00108/HP**

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). Creation of vehicular access. - (Variation of condition 2 Ref 10/00168/HOU)

Application APPROVED

Planning Application No: **M/25/02026/HP**

Location: 28 Oakfield Close, Kempsey, Worcester, WR5 3PS

Proposal: Erection of single-storey side/front extension

Application APPROVED

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

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 documents published: DoC 5 - R2793 ADO Dynamic Thermal Model Report Bath Road.pdf

Comments: Members noted the update

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.

Description of documents published: 106 Agreement

Comments: Members noted the update

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

None

7. Street Naming and Numbering at Land at (OS 8550 5099), Bath Road, Broomhall (Planning Application 21/01217/FUL)

To recommend three suitable street names.

Comments: The Committee discussed possible street name topics but noted that the development has not even commenced, the ultimate status and extent of the roads in relation to adjoining proposed developments is not yet confirmed and, unlike elsewhere, the developer has not announced a name for the estate which may inform appropriate street names. It was felt that further investigation and consideration is required.

Item deferred

8. Adoption of the South Worcestershire Development Plan Review (SWDPR)

Comments: Members noted the formal adoption of the plan on 26 March 2026. It now provides an up to date development plan to be used when considering future decisions on planning applications. A number of policy implications for the parish were discussed, including that there is now in place a 5-year housing land supply and confirmation of the Significant Gap. However, since the plan had been prepared under an earlier version of the National Planning Policy Framework, work is to commence by the end of October 2026 on undertaking a further review to ensure it meets current government guidance.

9. Planning News: Planning Appeal Changes to Decision Making

To consider the proposed changes to the appeal process and their implications for the parish council.

Comments: Members discussed forthcoming changes to planning appeal processes, noting that the majority of appeals will now be determined on the basis of information available to the local planning authority at the time of the original decision. It was agreed that this places increased importance on clear, detailed Parish Council representations at application stage.

10. Any Other Business.

a. Neighbourhood Plan Funding –

Members were informed of the availability of potential funding of up to £10k from MHDC for neighbourhood plan preparation and/or the review of existing plans such as the Kempsey NP. However, it was agreed that the matter is one for the consideration of **Full Council**.

b. Supplementary Planning Document Consultations

The Committee noted several recent consultations on Supplementary Planning Documents had been received, the closing date for which fell before the next meeting. It was agreed that all councillors would be invited to view the documents and provide comments, which would be collated as a response where appropriate.

Date of the next meeting: It was noted that the next Planning Committee meeting is **provisionally scheduled for Tuesday 5 May 2026 at 7:30pm** subject to availability.