



**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
MONDAY 9 MARCH 2026 AT 7.00 PM
AT KEMPSEY COMMUNITY CENTRE**

PRESENT: - Cllr Waller (Chairman), Cllr Stevens, Cllr Gardener, Cllr Varley, Cllr Cooke, Cllr Plummer, Cllr Biddle, Cllr White and Cllr Clamp.

IN ATTENDANCE: - County Cllr Allen (arrived at 8.50 pm) and District Cllr Harrison.
Sharon Dunn - Parish Clerk & Responsible Financial Officer plus two parishioners.

1. **Apologies:** - District Cllr Michael (Personal) - Received
County Cllr Allen gave advance notice that he would be joining the meeting later this evening around 8.45pm.
2. **Declarations of Interest**
 - Register of Interests: Councillors were reminded of the need to update their register of interests.
 - To declare any Disclosable Pecuniary Interests in items on the agenda and their nature - Cllr Plummer declared a Pecuniary Interest being a neighbour of the proposed new Community & Sports Centre.
 - To declare any Other Disclosable Interests on items on the agenda and their nature - None
3. **To Consider Written Requests from Councillors for the Council to Grant a Dispensation** (S33 of the Localism Act 2011) - The following written requests were received by the Clerk prior to the meeting: - None

PUBLIC QUESTION TIME

Notes from Public Question Time are appended to these minutes.
County Councillor & District Councillor reports were noted.

4. Minutes: Having been previously circulated, the minutes of the Parish Council meeting held on 09.02.2026 were signed as a true and accurate record.
5. Correspondence for Information
 1. Letter from MHDC dated 9.2.2026 - Local Government Reorganization Consultation – Consultation now open and runs until 26 March 2026. A collective response from the Parish Council to be submitted favoring a two-tier system.
 2. Parishioner Email 13.2.2026 and response - Urgent Request for Update: All - Weather Sports Facility at Pixham Ferry Lane – For Information
 3. Email dated 17.2.2026 - Seeking a permanent home for Coptic Christian Community in Worcester. Unfortunately, the Parish Council does not have any public buildings available for sale to accommodate this request.
 4. Response to Freedom of Information Request 21.01.2026 - Architects Costs - Pixham Ferry Lane - For Information Only
 5. Response to Freedom of Information Request 21.01.2026 - Community Café Invoices - For Information Only
 6. Response to Freedom of Information Request 21.01.2026 - Chairman's Allowances/Expenses - For Information Only
 7. Enquiry regarding the purchase of common land. The Chairman has arranged a meeting on 14 March 2026 with a parishioner from Stonehall Common to help progress this enquiry.

Action

P Office

P Office

Although not featured as an item under correspondence, the Council agreed that all draft minutes relating to committees who have not met within the last six weeks, will have draft minutes of their last meeting displayed on the website to aid communication.

6. Progress to establish a pedestrian crossing across Main Road in the vicinity of the village shop. The consensus from the Parish Council was to support a pedestrian crossing being installed across the Main Road in the vicinity of the village shop
Cllr Biddle will look at the various technical issues and help prepare a proposal for the visit with Kark Perks (Cabinet Member with Responsibility for Highways and Transport) on Thursday 19 March 2026. Meeting arrangements to be confirmed. Attendees Cllr Waller, Cllr Gardener, Cllr Biddle, Cllr White, District Cllr Harrison and County Cllr Allen.
7. Finance
 1. Payment of accounts as per schedule were authorised
 2. Monthly Bank Reconciliation Statement - For Information Only.
 3. Capital Budget - Reviewed
 4. Asset Register 2025/2026 was reviewed and adopted
8. Proposal: To adopt the Kempsey Vision Report. - **ITEM DEFERRED**. The Chairman is incorporating comments from councillors into the final report.
9. Update on funding applications: Cllr Waller
 1. Youth Centre Energy Efficiency - updates and proposals
 - a. Proposal to select a preferred supplier for installation of a solar panel and battery system at the Youth Centre. This proposal was amended to read 'Proposal to select company B as the preferred supplier for installation of a solar panel and battery system at the Youth Centre.' The amended proposal was agreed and then taken to a vote.
RESOLVED: To select company B as the preferred supplier for installation of a solar panel and battery system at the Youth Centre. Solar Severn had been selected as the preferred supplier with AA Trees to carry out the tree works package at a cost of £3700.
 - b. **RESOLVED:** To submit the preferred supplier quotes and a bid evaluation report to the Legacy Grant Scheme in support of funding application A43.
 2. IT and Youth Hub - update
Due to the cost element of acquiring a new structure to operate a new IT/Youth Hub the position is that this project cannot be continued due to the cost element. A more cost effective alternative would be to extend the Youth Centre out from the western wall, to enlarge the small meeting room into a larger self-contained meeting room, with its own entrance door and possibly its own toilet. Further enquiries are to be made via a pre-planning application. An alternate and more favourable option to be considered, was to finance roof repairs and internal refurbishment of the Sports Pavilion. It was agreed to progress costings of the works required.
RESOLVED: To submit a pre-planning application request to MHDC for extension of the Youth Centre
 3. Pump track - update
Four quotes have been received from the 5 January tender. Over the last two weeks, the Evaluation Panel has looked at the bids ensuring they conform to bid requirements, concentrating on which designs to use at the Public Consultation. This took place on Saturday 7 March 2026. Thanks, were expressed to Gary Valance as one of the Evaluation Panel for his time, enthusiasm and expertise input to this project.
The Parish Council agreed to donate some spare skateboard helmets and arm/leg protectors to Mr Valance who often arranges open day events for the young novice pump track riders.
The Evaluation Panel are meeting tomorrow evening to select a short list of companies and to invite them for interview.
District Cllr Harrison expressed thanks to councillors Cooke and Gardener and to Gary Valance for their help and assistance during the Public Consultation.
 - a. **RESOLVED:** To delegate to the F&GP Committee in conjunction with the Clerk the selection of the preferred supplier of a pump track at the new Community and Sports Centre at Old Road South.

Action

P Office

MB

Clerk

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F&GP

- b. **RESOLVED:** To submit the preferred supplier quote and a bid evaluation report compiled by the Evaluation Panel to the Legacy Grant Scheme in support of funding application A40.

Action

10. Committee Report Updates and Proposals: -

1. Finance & General Purposes Committee: Cllr Waller

The Committee had met on two occasions since the last Parish Council meeting, on 12 February and the 4 March.

- a. Proposal to adopt an IT policy - **ITEM DEFERRED**
b. **RESOLVED:** The official name for the new café located at the Sports Pavilion, Plovers Rise is The Pavilion Community Café

F&GP

2. Environment Committee: Cllr Plummer

The committee met on 6 March 2026 and discussed a number of issues to include the play area at Plovers Rise, The Rocky and security, litter bins, bus stops, benches, noticeboards and dog fouling, speed signs and verges/planting.

In addition: a lengthy discussion about the replacement solution for the Rocky Bridge took place. We expect to hear whether we have been approved for the Rocky Bridge replacement grant this month. Even with the (hoped for) grant funding we would not have sufficient monies for a bespoke, fully managed solution so it was agreed that the best option would be to appoint a competent groundworks company to undertake the footings and groundwork in accordance with the Environmental Agency's requirements and as required for a kit type bridge to be ordered and fitted to the measurements of the groundwork company.

Waste Management Consultation - the committee agreed that Councillor Clamp (who has an interest in this area) would review this questionnaire and documentation and provide an initial response on behalf of the committee to put forward as the Parish Council view.

- Love Kempsey Working Party (LKWP) Update: Cllr Clamp.

Preparations are underway for the Daffodil weekend event on Saturday 21st & Sunday 22nd March 2026 to be held at St. Mary's Church from 11.00/11.30 to 3.30pm.

3. Community Centres Committee: Cllr Stevens

Next meeting to take place before May 2026. A few maintenance repairs have been carried out. Cllr Varley kind offered to repair the potholes located at Kempsey Community Centre.

The utility services pipes and cables are to be located at Plovers Rise before a security barrier can be installed.

- a. **RESOLVED:** To install a new intruder alarm at the café at the Plovers Rise Pavilion at a cost of £1863.18 (including VAT) by A&E Fire and Security.

4. Infrastructure Committee: Cllr Waller

KPC still awaits to hear from the Case Officer at MHDC Planning regarding the status of WCCC comments and the future of the planning application.

Draft responses to comments from four other Statutory Consultees have been received from Calfordseaden.

A further response is to be submitted to Exolum in relation to the request for modifications to the COMP. No action has yet been taken on the Biodiversity Net Gain issues pending finalising the site plan.

A request for an update is to be submitted to the Case Officer asking for the status of his discussions with WCC Highways advising that we expect to be in a position to supply the preferred pump track design in the next few weeks in the hope that planning permission can be granted.

Once planning permission has been obtained the next step will then be to contact Taylor Wimpey regarding the construction of the passing bays along Pixham Ferry Lane together with the site entrance works as well as maintenance of the SUDS basin.

PC

5. Commons and Recreation Committee: Cllr Cooke

A meeting has taken place with Kempsey Colts Football Club. Cllr Cooke to write some notes. A committee meeting is to be arranged soon.

6. Planning Committee: Cllr Gardener

The Planning Committee met on Monday 02 March 2026.
Various applications were considered for comment.

Application **M/26/00020/LB** and associated **Application M/26/00021/FUL**

Combined proposal for works to facilitate change of use of offices (Class E) into three dwellings (Class C3) together with a new dwelling in the grounds of Clerkenleap Farm House, Bath Road, Broomhall, Worcester

A previous proposal to convert the Grade II Listed farmhouse into 6 dwellings together with 2 further new build houses in the grounds was objected to by Planning Committee, refused by MHDC and subsequently dismissed on appeal. In essence, the Inspector concluded that there was insufficient information to determine whether the conversion works and need to comply with Building Regulations would preserve the listed building. Moreover, he found that the new houses would harm the setting of the building, part of its special interest and significance, which should be retained intact.

*On this occasion, committee had **No Objection** to the principle of the change of use of the farmhouse into three dwellings or the manner of its sub-division. However, in view of the findings of the Inspector, notably the lack of clarity and detail in the previous scheme, we identified and itemised several matters which were either inconsistent or lacked necessary information for proper assessment.*

*In relation to the second part of the proposal, notwithstanding the importance the Inspector attached to retaining the setting of the listed Farmhouse, committee nevertheless had **No Objection** to a single new dwelling within the grounds in the position proposed. However, there was **Objection** to aspects of its design, notably large glazed folding doors facing the listed building.*

Application No: **M/26/00103/HP**

Removal of a section of 2m high Acoustic fence and replace it with 2m high close boarded fence (retrospective) at 1 Centurion Drive, Kempsey

An Enforcement Notice requiring the removal of the existing fence on the corner of Centurion Drive and the A38 is now effective, although it has not been complied with. This scheme is to retain that part alongside the main road and replace that part directly on the corner, and in front of the house, with a vertically clad timber fence. However, it would still be forward of the house, but less so.

*Committee **Objected** since the revised fence would be similarly harmful to the character and appearance of the area as the existing unlawful fence. In particular, we referred to its excessive height, to it still being an intrusive feature in front of the house and to it being too close and over-dominant alongside the footway to the A38. Our view was that it should at least be realigned sufficiently far back to allow for an effective hedgerow to be planted.*

In addition, we expressed concern that it would still obstruct visibility to and from vehicles and pedestrians emerging from Centurion Drive onto the A38 and suggested that the Highway Authority should be consulted to ensure that safe visibility is available for all road users.

Application No: **M/26/00193/FUL**

Proposed change of use from former B&B into a motor vehicle sales Garage (sui generis) (incorporating office and meeting room with extensions to form workshop and sales room) in association with the adjoining (Edwards Garage) business and a 2-bedroom flat at first floor with associated parking at Malbre House, 3-5 Main Road, Kempsey, Worcester.

As the proposal indicates, the resulting sales and workshop building would be alongside and extend the existing extensive garage, showroom and vehicle display complex. We recognised that Policy K14 of the neighbourhood plan, and the SWDP, generally support proposals to extend existing employment sites outside the village development boundary. This is to encourage sustainable economic growth in rural areas. However, this is subject to there being no significant adverse impact on, for instance, local roads, residential amenity, enjoyment of the countryside and the landscape.

In this instance, we felt that those policy requirements would not be met and **Objected** to the application for reasons related to:

- i. *the excessively intrusive commercial impact of the proposal, when taken together with the existing premises, on the rural character of the area in a highly conspicuous position alongside the A38, a significant approach to the village, and*
- ii. *the scale and appearance of the proposed showroom because of both its form and overly large and dominating display windows, at odds with the otherwise continued domestic appearance of the retained part of the former Malbre hotel, and*
- iii. *the added light pollution and intrusion from proposed lighting columns and inevitable added illumination from the showroom. The existing excessively high level of illumination on the existing garage was referred to, and*
- iv. *the opening up of the frontage to full view, again increasing the exposure of the showroom and car parking in this rural location.*

Action

Application No: **M/26/00226/HP.**

We had **No Objection** to a single storey extension and balcony at 2 Brook End Cottages, Brookend Lane, Kempsey.

Other Matters

Public Consultation for Development at Abbotswood Ridge Neighbourhood on Land at Abbotswood Road, Kempsey

This is an early pre-application consultation by one of the developers involved in the future Wychavon Town new settlement proposed by the South Worcestershire Development Plan Review. Since the site lies wholly outside Kempsey Parish and the proposal has no direct impact on the parish or its residents beyond that already committed by the SWDPR, we decided that no formal comments were required.

Draft Community Infrastructure Levy (CIL) Charging Schedule

The draft schedule sets out increases to the charges made on a variety of development proposals as contributions towards providing the necessary infrastructure to support the development. The consultation report also summarised the distinction between CIL contributions and development related requirements secured through s106 legal agreements. The consultation had closed at midday so that the item was for information only but in any event, we decided that comments would not have been required.

Proposed reform to the National Planning Policy Framework

A report had previously been circulated to all councillors which outlined some of the changes proposed to the NPPF. This will be enlarged on further at the meeting.

The consultation ends on 16 March 2026. While the emerging new NPPF has potentially significant and far-reaching consequences for both plan making and planning application decisions in the future, committee decided that the scale and complexity of the changes are such that a meaningful response could not be made within the remaining available time.

EOM

11. Chairman's Report: Cllr Waller

1. Guest Speaker suggestions for Annual Parish Meeting, date, time and venue - to discuss at the next available meeting
2. Kempsey Times - Deadline for submission 20 March 2026.

RESOLVED: Under The Public Bodies (Admission to Meeting(s)) Act 1960 to exclude the public and press from discussions only in respect of agenda item 12 & 13. inclusive as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

12. Lengthsman/ Maintenance Technician

Clerk

1. **RESOLVED:** To appoint a Lengthsman, confirming the number of hours agreed and for the Clerk to sign a Service Agreement for the appointed Lengthsman effective 1 April 2026
2. Proposal to appoint an individual or a company to supply Maintenance Services and for the Clerk to sign an appropriate Agreement for such services with the appointed individual or company effective 1 April 2026. **ITEM DEFERRED** - Subject to the successful appointment of the Lengthsman and will be discussed at the next meeting.

F&GP

13. Café Manager

1. **RESOLVED:** That delegated powers are granted to the F&GP Committee in conjunction with the Clerk to appoint a part-time Café Manager and for the Clerk to sign a Service Agreement with the appointed individual effective from 20 March 2026

Meeting Closed at 10.40 PM

Signed Chairman..... Date

Standing Orders were adjourned.

PUBLIC QUESTION TIME

Parishioners thanked the Parish Council for holding the pump track consultation and asked if a report will be produced and if the number of attendees could be confirmed. Forty-one people (including councillors) attended the consultation offering some useful comments.

Cllr White asked if there was any possibility of placing some decorative stone around the tree in Church Street to save people driving over the island?

Who will clean out the ford now the water levels have dropped as there is debris that needs clearing, now that it is accessible? Clerk will write to District Cllr Harrison to request this action by MHDC.

Police Liaison meeting on 26 February 2026 - no show, albeit he did try to attend. Cllr Harrison confirmed that the police arrived at 12.45pm as had to attend to a serious accident.

Clerk

Cllr Biddle highlighted that the Police/District Council had collaborated resulting in penalty notices being issued, in an attempt to address parking issues around the school. A meeting is to take place with Kempsey School, the Police, WCC and MHDC Officers and Councillors on Thursday 16 April 2026 to progress matters.

Cllr Biddle commented that the safety fence erected around the open space at the Limes, many years ago, has been removed. He questioned who had authorised this and why and who had paid for it to be removed? Cllr Harrison confirmed this was actioned by MHDC who own the land.

He commented on a potential speed reduction from 60 to 30mph on Old Road South. Cllr Waller clarified that this could mitigate the removal of hedgerow from the community land otherwise required to provide an adequate visibility splay for the entrances of the new Sports and Community Centre. KPC had made some enquiries of Highways of the process involved to initiate a speed reduction and as a result a request had been logged into the system as an application.

Cllr Clamp confirmed he had attended the recent Clifton Quarry Liaison Meeting. Little is happening at the moment except discussion of revised plans for HGV vehicles crossing the A38. Work on the eastern side to commence in 2027.

District Councillor David Harrison

SWDPR awaiting the Inspectors report that was due on 9th March 2026 and has been put back to the 20th March 2026. All other dates remain the same. Adoption projection for 26th March 2026.

Food Waste anticipated to commence on 3rd October 2026. He is to attend a site visit at one of the waste plants.

Questions

Cllr Gardener asked if the Malvern Hills Response to the reform NPPF has gone through.

Cllr Harrison confirmed it had.

District Councillor John Michael

Work has now been carried out on the gullies in Old Road South which should now alleviate the flooding around the Meadow Close and Sunnyside Close junctions.

It was also reported that Cllr Michael is currently dealing with two issues on behalf of Platform Housing tenants and has dealt with two other problems for tenants in the last month.

County Councillor Martin Allen

COUNTY MATTERS:

COUNCIL TAX AND FINANCES

As I mentioned in February, the government allowed WCC to increase the council tax by an additional 4%, so a maximum of 9% all together. I voted against the increase of 8.98% which was passed by a handful of votes at the February meeting. Both the LibDems and Labour were not in chamber to vote either way, thus allowing Reform a free hand.

Also in February, MHDC passed a zero percent increase, I voted in favour of that motion.

#11226 SPEED REDUCTION REQUEST FOR PIXHAM FERRY/OLD ROAD SOUTH

As you will have seen by the exchange of emails, your request for the speed limit to be reduced on part of Pixham Ferry Lane and Old Road South is now being considered by WCC.

LENGTHSMAN SCHEME

I have asked WCC what is happening with the Lengthsman funding. I received a reply today (Monday) saying that no information is available at this time.

COMMUNITY CAFÉ

Can I give my thanks for everyone involved in the new community café; the parish council should consider it a very positive improvement.

KETCH ROUNDABOUT

At Februarys County Council meeting, I asked to see a copy of the RSA Stage 4 Safety Audit for the A4440 Ketch Roundabout.

I was told that the report still wasn't available! I will keep pressing.

NEW FOOTWAY LEADING FROM THE SHOP TO ASTON CLOSE

WCC have requested that National Grid rectify the damage they did to the new path.

They have 2 months to correct a defect. We do know National Grid are having problems with their contractor so are having to sub-contract their defects.

MEETING WITH KEMPSEY SCHOOL AND POLICE

On Thursday 16/04/26 at 1000 I have arrange a meeting with the Police, School, WCC and MHDC to discuss the issues with parking and traffic flow. KPC are invited to attend.

Comments/Questions

Q1. Cllr White asked if there was any possibility of placing some decorative stone around the tree in Church Street to save people driving over the island?

A1. Unfortunately, not, due to liability issues