



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 1 JUNE 2026 AT
7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

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

1. Apologies 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 05.05.2026 were signed as a true and accurate record.

Matters Arising: None

4. The following planning applications were considered:

Planning Application No: **M/26/00436/FUL**

Location: Magic Moments Day Nursery Kempsey Community Centre Main Road Kempsey Worcester
WR5 3LQ

Proposal: Erection of building to form classroom and toilets with deck to south elevation

Comments: Committee noted the application proposals and comments received, including concerns of neighbours but particularly WCC Highways' recommendation that it be deferred pending receipt of additional information concerning parking and traffic. Committee recognised existing traffic and parking issues in and around the Community Centre, which could be exacerbated by further vehicle trips generated by the extra children places proposed. They shared WCC Highways need for further information on how these issues would be managed and controlled, while also accepting the need for further pre-school places. Consideration of the application was **Deferred** pending receipt of that information.

Planning Application No: **M/26/00682/HP**

Location: 9 Constantine Close, Kempsey, Worcester, WR5 3WH

Proposal: Single-storey side extension and garage link

Comments: Committee had **No Objection** to the principle of an extension in the location proposed but considered that its impact on the street scene in front of the building line would be improved if set sufficiently further back from the road, for instance, to create the opportunity to soften its effect with planting.

Planning Application No: **M/26/00685/CLPU**

Location: 5B Church Street Kempsey Worcester WR5 3JG

Proposal: Certificate of lawfulness for proposed installation of two air conditioning condenser units

Comments: Committee noted that the application reasoning relied on the proposal being ‘Permitted Development’, as defined. However, they also noted that Condition 7 of the Planning Permission granted for the house specifically removed permitted development rights for external changes to the building.

Planning Application No: **M/26/00698/TPOA**

Location: Inchincroft 6 Old Road South Kempsey Worcester WR5 3NH

Proposal: Reduce the north facing side of one willow by approximately 6 meters to property boundary. Reduce height of tree by approximately 3 meters to approximately 12 metres. Reduce remaining canopy of tree in keeping with canopy reduction over road. All works as detailed on application form and in accompanying information.

Comments: Committee was concerned at the extensive removal of areas of the tree proposed and the impact it would have on its proportions, visual appearance and local amenity value. However, we would support the Tree and Landscape Officer’s recommended alternative, lesser scheme of works to the tree.

Planning Application No: **M/26/00704/CAN**

Location: 6 Squires Close Kempsey Worcester WR5 3JE

Proposal: Remove three self-seeded ash trees and two Leyland Cypress trees. Coppice two hazels, and cut back horizontally growing willow. Remaining trees in the area all need pruning back. All tree works, as detailed on application form and in any accompanying information.

Comments: While Committee had No Objection to the application, it was noted that the site is outside the Kempsey Conservation Area boundary.

Planning Application No: **M/26/00717/CAN**

Location: 15 Church Street Kempsey Worcester WR5 3JQ

Proposal: Reduce canopy of one hazel, as detailed on application form and in any accompanying information

Comments: No Objection

Planning Application No: **M/26/00728/CAN**

Location: Orchard House Napleton Lane Kempsey Worcester WR5 3PT

Proposal: Silver birch tree to be felled and replaced as detailed on the application form and any other accompanying information

Comments: No Objection

Planning Application No: **M/26/00747/GPDE**

Location: 153 Main Road Kempsey Worcester WR5 3LH

Proposal: Prior Notification for a Larger Home Extension - Single storey rear extension.

Comments: No Objection subject to there being no objecting comments from the occupants of the adjoining semi-detached property 151 Main Road.

FOR INFORMATION ONLY:

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

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: Numerous Discharge of Conditions details

Comments: The updated documents were noted without comment

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: Numerous Amended and Extensively Revised Plans (including new layout, landscaping etc)

Comments: Committee considered what is an extensively revised proposal, noting that the number of dwellings has been reduced from 48 to 44. Even so, our previous comments of 04 December 2025 on the previous revision remain largely pertinent:

On a., while we remain concerned at the ‘temporary’ access onto the A38 to serve both the Northern and Southern Phases of the Bromford development, the grant of planning permission for the former has effectively overruled our previous comments.

On b., despite the rearranged layout, the proposed landscaped space behind Plots 34-44, remains inadequate and insufficient to meet the objectives of the open space buffer required by, now, SWDPR 68xv, for the same reasons given in our previous comments. Despite the single storey units now proposed on Plots 34-35, the southwestern corner of the buffer is particularly weak and ineffective in a highly conspicuous location, widely viewed from the A38.

Moreover, sandwiched between Broomhall Lane and the line of fences to the rear gardens of Plots 34-44, this area will be unsupervised and unmanaged leading to neglect, litter and possible fly-tipping. We support the comments of the Tree and Landscape Officer in this regard and further redesign of the layout is essential. In any event, public access through the buffer should be encouraged by providing, for instance, paths and informal play as proposed for Crookbarrow Woodland Walk, part of the same buffer. On c., we recognise the improved proportions of the buffer alongside the A38 but its success will depend on effective additional tree and hedgerow planting.

(Additionally, the retention of the hedgerow along the northern boundary is welcomed but with similar concerns at its future supervision and maintenance as the Broomhall Lane buffer.)

On d., our comments remain unchanged. This will require a revision to the corresponding footpath in the Northern Phase to secure the link. Again, we support the comments of the Tree and Landscape Officer on this matter.

On e., our comments remain unchanged. If the LEAP in the Northern Phase is intended to also serve this phase, a closer additional crossing of the brook is necessary.

On f., we note that sub-surface permeable paving has been removed in favour of a water garden located alongside plots 26-27. However, the Drainage Strategy (Dwg 28776-02-020-06 F) requires the removal of proposed trees in that location to accommodate it. This would leave the corner open and lacking the definition intended by the landscaping proposals. As with the permeable paving, future maintenance of the rain garden remains uncertain.

On g., our comments remain.

Overall, while we recognise some improvements, we object to the proposal as being of poor design which fails to meet important objectives of the SWDPR.

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

7. Any Other Business.

FOR INFORMATION ONLY:

Planning Application No: **M/26/00514/HP**

Location: 58 The Limes, Kempsey, Worcester, WR5 3LG

Proposal: Single storey Rear/Side extension.

Application APPROVED

The meeting closed at 9.15pm

Next Meeting: 6 July 2026 @7:30pm

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A parishioner asked if there were any updates in relation to a) the Open Barn Farm employment site allocation in the SWDPR and b) a possible appeal against the refusal of the Napleton Lane residential development.

It was iterated that Open Barn Farm is an adopted and approved allocation in the SWDPR. However, as suggested by the Inspectors, it may be looked at again at the next review.

There were no further updates for Napleton Lane, only that the appeal window remains open until the 8th June 2026.