

**MINUTES OF THE PLANNING COMMITTEE MEETING OF
KEMPSEY PARISH COUNCIL HELD ON MONDAY 30th JANUARY 2012 AT 7.30p.m. AT KEMPSEY
COMMUNITY CENTRE**

PRESENT: - Mr. M. Stevens (Chair) Mrs. P Gerrard, Mrs. A Hart & Mr. J Michael

IN ATTENDANCE: - 1 Parishioner Mr. R Ellis

1. **Apologies:** Apologies received from Mr. Bowley (accepted)
2. **Declarations of interests:** - Declarations of interest in items on the agenda
 - (a) Declaration of any Personal interests in items on the Agenda and their nature
 - (b) Declaration of any prejudicial interests in items on the Agenda and their nature.A Parish Council Member with a prejudicial interest in a particular issue may make representations, answer questions or give evidence to the Council during the Open Forum on the issue. However, the Councillor must leave the room in the event of an exchange on the issue between the public and the Council during the Open Forum and must also leave the room when the item is discussed during the Parish Council Meeting itself. **None**
3. **Open Forum** – Maximum of 30 minutes – The Chairman adjourned Standing Orders to allow for the Open Forum discussion. At the end of the Open Forum the Chairman reconvened Standing Orders.
4. **Minutes** – To approve the minutes of the Planning Committee Meeting held on Monday 5th December 2011. Having been previously circulated these were signed by the Chairman as a true and correct record.
5. **To discuss the following planning applications:-**

Planning Application No: 11/01738/HOU

Proposal: Single Storey rear extension and garage conversion

Location: Chandlers Cottage, Kerswell Green, Worcester, WR5 3PE

Comments: Kempsey Parish Council has no objections to this application.

It is noted from the plans that the choice of materials will match the existing property and this would be preferable in order to make the new construction blend in with the rest of the property and the surrounding area.

As noted in the plan, the Council would like to reiterate that the capacity of the soakaways should be checked to ensure they can provide the necessary drainage.

Planning Application No: 12/00009/HOU

Proposal: Porch to front

Location: 45 Windmill Lane, Kempsey. WR5 3LL

Comments: Kempsey Parish Council has no objections to this application as it appears to be in line with other properties in the area.

Planning Application No: 11/00872/OUT

Proposal: Outline planning application for 6 new residential dwellings (4 detached houses and 2 bungalows)

Location: 123A Main Road, Kempsey, Worcestershire, WR5 3LQ

Comments: As previously stated Kempsey Parish Council does not object to the development of this land.

The Council has noted objections from a number of residents in relation to the loss of privacy caused by the new buildings, the risk of flooding due to run-off from the development and the impact on the sewage system. It therefore requests that these issues are duly addressed during the detailed planning stage. Kempsey Parish Council would like to reiterate its concern about the capacity of the sewage system to handle any additional load and recommends that this is properly assessed by the relevant authority.

Finally, it is recognised that amendments made to the plans address the concerns raised by Highways at the meeting of the Malvern Hills Northern Area Development Control Committee held 7th December 2011.

Planning Application No: 12/00046/FUL

Proposal: Conversion of boat building yard to residential use and use of existing mobile homes as retirement park

Location: Seabourne, Court Meadow, Kempsey, WR5 3JL

Comments: Kempsey Parish Council has reviewed this planning application and has decided to object based upon the following observations:

It was felt that sufficient attention has not been given to the risk and impact of flooding on this site, which is located adjacent to the river Severn, and it is felt that a flood risk assessment should be conducted to address this. The impact of flooding on a permanent residence, as these buildings would become, is clearly more severe than if they were retained as holiday homes and a boat house, which reinforces the need for a the flood risk to be addressed. As part of this, consideration should be given to the ability of elderly residents to evacuate the properties in the event of a flood.

Due to the risk of flooding, it is likely that these properties will need to be raised above ground level and the Council questions whether this would make them unsuitable for access by elderly or less able residents.

The Council recognises that there is an ageing population and therefore there will be increased demand for suitable accommodation in the future. However, the proposals made in the South Worcestershire Development Plan would provide housing for people in a similar situation within Kempsey Parish and therefore the need for this development should be considered in light of the broader plan proposed for the area.

This development is partially located in a conservation area and it should be considered whether converting holiday homes into permanent residents will have an impact on this.

When considering this application Kempsey Parish Council has noted that the boat shed is indeed in poor condition, however, it questions whether this is a valid reason to justify a change of use of the building.

This development will replace a leisure facility with a residential site which represents the loss of a local amenity.

Finally, when this application was considered a representation was made by the Campaign for the Protection of Rural England who also objects to this application.

- 6. Review the use of and content of the Terms of Reference previously adopted by the planning committee** – Members who had access to the internet were happy with the existing arrangements and those that didn't were not. It was agreed that the two members not on email will collect the plans from the office and review them.

Meeting Closed 8.34pm
Sharon Baxter
Clerk

OPEN FORUM

Mr R Ellis – Stonehall Common (CPRE)

Addressed his concerns with application no: 12/00046/FUL (Seabourne)

He advised CPRE (Campaign Protecting Rural England) do not support this application

The state of the boat yard building doesn't justify change of use.

Partially in a conservation area.

Concerns with the proposed housing in Kempsey - Recognises need for the elderly but would this development be taken into consideration in respect of housing numbers and the SWDP proposals.