

**MINUTES OF THE PLANNING COMMITTEE MEETING OF KEMPSEY
PARISH COUNCIL HELD ON MONDAY 15TH AUGUST 2011 AT 7.30p.m. AT
KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: - Clerk Sharon Baxter plus 4 Parishioners

1. **Apologies:** Apologies received from Mr. Bannister (accepted)
2. **To Elect Vice Chairman:** This item is to be carried forward to the next Planning Committee Meeting. Mr Stevens would like to appoint a Vice Chairman to cover in the event of his absence.
3. **Declarations of interests:** - Mr. Michael declared an interest due to being a neighbour in respect of planning application 11/01015/HOU and vacated the room when this application was discussed.
4. **Open Forum** – It was proposed by Mrs. Hart, seconded by Mrs.Gerrard and resolved that Standing Orders are adjourned for the Open Forum. At the end of the Open Forum the Chairman reconvened Standing Orders.
5. **To discuss the following planning applications:-**

Planning Application No: 11/00872/OUT

Proposal: Outline Planning Application for 6 new residential dwellings (4 detached houses and two bungalows)

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

Comments:

Kempsey Parish Council does not object to the development of this land. However, there are several comments that it request be taken into consideration:

Access:

The proposed access road will be closer to Windmill Lane and Brookend Lane than the current access and there will be more cars using it. It is felt that this may cause a problem with cars coming from each direction converging at one point on the A38.

The access for the proposed development would be very close to that for the bungalow at 121 Main Road and this may also be an issue.

Parking:

There does not appear to be sufficient parking on the site considering the number and size of the houses.

Use of the land

Kempsey Parish Council questions whether the mix of the houses appropriately meets the requirements of the village and that set out in Malvern Hills District's Local plan. The Kempsey Parish Plan states that there is a requirement for housing for young adults and singles and the houses proposed for this location, which are predominantly 4 bedrooms or more, may not be suitable.

More details are requested about the design of the properties proposed for this plot in order to make a more detailed judgement.

The Malvern Hills Local Plan (ref CN2) states that for developments of 5 properties or more there should be provision of 50% affordable homes. This application proposes only two affordable bungalows out of a total of 6 new dwellings which fails to meet this requirement. It is suggested that these plans are reviewed to determine whether the density of housing on this piece of land meets current guidelines.

Sewage / Flooding

The planning application suggests that sewage from the new houses would be fed into the existing main sewers in Kempsey. It is strongly suggested that a survey is commissioned to determine whether the sewers have sufficient capacity for this. Kempsey regularly has problems with the sewers becoming blocked or overloaded and it is felt that this will exacerbate the situation.

The plans do not appear to pay sufficient attention to potential increased impact on flooding of the lower lying properties on Windmill Lane which could result from surface water running off the proposed development. It is strongly recommended that this is properly considered and suitably mitigated.

Finally there is a concern that the properties on the western border of the plot would overlook the lower lying properties on Windmill Lane which may affect their privacy.

It is understood that the development would be subject to the section 106 agreement that funding shall be made available in lieu of provision of recreation areas. Kempsey Parish Council would be interested to know what funds would be available in relation to this development and would appreciate the opportunity to suggest uses for this funding.

Planning Application No: 11/00873/OUT

Proposal: Outline planning permission for one replacement dwelling

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

Comments: As stated in response to the application for 11/00872/OUT Kempsey Parish Council does not object to the development of this land but has concerns that should be addressed.

Kempsey Parish Council feel that many of the points raised with respect to the application to build 4 houses and two bungalows on the same site (11/00872/OUT) are also applicable to this application and request that these are referenced.

It is suggested that it may be more appropriate for these two applications to be combined as it does not seem appropriate to consider this application for a replacement bungalow in isolation to the larger development on the same site.

Finally, as outline plans, there are no details of the construction of the replacement building. Kempsey Parish Council would like to suggest that the replacement building does not exceed the size of the existing property.

Planning Application No: 11/00949/OUT

Proposal: Change of use of front room to additional retail area. Security shutters to shop front. Single storey stock room.

Location: The Original Stores, 2 Church Street, Kempsey, WR5 3JG

Comments:

Kempsey Parish Council fully supports the service that is provided by The Original Stores and recognises its important contribution to the community. Therefore it does not object to an application which will help to guarantee the sustainability of the business and indeed has supported previous applications to increase the retail area and develop the business. However, there are several concerns that have been identified:

- Whilst the planning application does not mention specifically what merchandise would be sold in the additional retail area that is proposed, there has been speculation that it would be

used to accommodate a pharmacy. This speculation is fuelled by a recent application to situate a pharmacy at an unspecified address “in the vicinity of Main Road near the junction with Old Road North and Church Street”, which could feasibly include the address of The Original Stores. Comments by Kempsey’s Doctor’s Surgery with regards to this application suggest that if a Pharmacy were to be situated in the village it may cause the Surgery to close, removing one of Kempsey’s other very important facilities and this should be taken into consideration. The information that forms the basis of to this speculation can be seen in a document written by the NHS Litigation Authority dated 15th April 2011 Reference SHA/1602.

- Kempsey Parish Council notes that works approved in previous applications to change access to the store, which would allow access by wheelchair users, has not been completed (MH1674/08). The application now under consideration states that “this work will be undertaken when funds allow” and Kempsey Parish Council questions whether the change in access should be completed before any further works are undertaken.
- The planning application in question includes the installation of security shutters on the front of the shop. Kempsey Parish Council would like to raise several points in relation to this:
 - The shop is situated in a conservation area and it is felt that these shutters will not be in keeping with the surrounding environment.
 - The proposed plans only show shutters on the main shop front. There are other access points which will be left unprotected (such as the window to the left of the main entrance, the external doors and the proposed new shop front) – shouldn’t these be protected as well?
 - Kempsey Parish Council would like to know whether there is a specific need for the proposed shutters.

The creation of the additional stock room will mean that access to the residential flats above the store is restricted to a single point from Church Street and it is questioned whether this is safe in case of an emergency?

The store is situated on a cross road intersecting a busy main road and customers already frequently park on the road causing an obstruction or a danger to other road users. There is a concern that this will be made worse due to the increased trade that would be associated with the increased retail area.

Planning Application No: 11/00921/HOU

Proposal: Two storey rear extension

Location: 1 Broomhall Cottages, Broomhall, Norton WR5 2NX

Comments: No Objections – a large extension but no impact on neighbours.

Planning Application No: 11/01015/HOU

Proposal: Single storey side extension

Location: 7 Meadow Close , Kempsey,WR5 3NL

Comments: No Objections

Meeting Closed at 9.00pm

Sharon Baxter

Clerk

