

MINUTES OF THE PLANNING COMMITTEE MEETING OF
KEMPSEY PARISH COUNCIL HELD ON WEDNESDAY 3RD APRIL 2014
AT 12.30 PM IN THE COMMUNITY CENTRE

PRESENT: - Cllr Patrick (Chair), Cllr Gerrard, Cllr Geens and Cllr Bevan

IN ATTENDANCE: - No members of the public

1. Apologies – None

2. Declarations of interest in items on the agenda

(a) Declaration of any Disclosable Pecuniary Interests - None

(b) Declaration of any Disclosable Other Interests – None.

Please Note: Cllr Patrick holds a dispensation in respect of Lioncourt planning application as her property backs onto the potential development site.

No Public Question Time

3. Having been previously circulated the minutes of the Planning Committee of 21ST March 2014 were signed as a true and correct record.

4. The following Planning Applications were discussed:-

Planning Application No: 14/00286/REM

Proposal: Application for approval of Reserved Matters Comprising details of appearance, landscaping, layout and scale, following outline approval APP/J1860/A/13/2201174 allowed on appeal

Location: Land East of Main Road and North of Brookend Lane, Kempsey, Worcestershire
Comments: We have objected to this development from the very beginning and these reserved matters have done nothing to change our minds.

During Public Consultation events with the developer we asked for a green buffer at the rear of all existing properties but this has not materialised.

Plot 9 is just over 4.5m from the rear facing living room of 90 Main Road (an annex was added in 2002/3 and this is not shown on the out of date original plan)

Wyndley (a bungalow) and 96 Main Road both have rear facing living rooms and are also too close to plots 3 & 4.

All existing residents should be protected by a green buffer zone not just those in The Limes cul-de-sac.

It is our opinion that the whole development needs to be moved, at least 5 metres east and north. This would give all existing residents a buffer zone as per plots 52/53.

Residents of plots 16-27 & 103-116 will have only views of brick and tarmac from the front of their properties. There appears to be little or no green space at the front of these properties. There is little or no visitor off road parking and the estate roads are very narrow and although they probably comply with WCC's Highway Design Guide they will very easily become congested by on street vehicle parking.

The abundance of urban type terraces and semi-detached properties in a rural area makes the central part of this development cramped and far too dense.

Close boarded walk ways to allow movement of bins should be gated closer to the housing line to increase surveillance.

There are no details of how the Landscaping 10 Year Maintenance Programme is to be funded or operated. Kempsey Parish Council has already expressed their desire to take over all areas of open public space but this is not acknowledged.

The bus stop is still in the wrong place and Kempsey Parish Council propose that a site meeting is held with the developers, WCC, Highways and Kempsey Parish Council representatives.

We are very disappointed that no drainage details were included with these reserved matters and hope that they will be available in due course.

The unavailability of hard copy plans has prevented us from being able to hold a public consultation event before we had to submit these comments. For large developments this is totally unacceptable.

Planning Application No: 14/00252/FUL

Proposal: Conversion of outbuilding and change of use to domestic.

Location: 79A Main Road, Kempsey, Worcestershire, WR5 3NA

Comments: We object to this application. We are very sorry to see work has already commenced prior to seeking planning permission and a full bat survey being carried out.

As this property lies within the Conservation Area no work including remedial should have taken place before planning permission was obtained.

Should MHDC be mindful to approve this application all windows overlooking the gardens should be obscure glass.

A condition of planning should be this cannot be sold as a separate property.

Enforcement Appeal Notification: 14/00348/ENF

Description of Alleged Breach: Use of Lane as HGV garage and hire business.

Location: Land at (OS 85914818) Bestmans Lane, Kempsey, Worcestershire

Comments: A Planning Working Shop is to devise comments to submit. Date to be confirmed.

5. To discuss any additional plans requested by MHDC up to the date of this meeting.

Planning Application No: 14/00021/OUT AMENDED

Proposal: Outline Application: with all matters reserved accept for access, for up to 110 dwellings (40% affordable) with access, public open space with play facilities and landscaping.

Location: Land to the south of The Lawns and Meadow Close, Old Road South, Kempsey

Comments: No objections

We were very pleased to see the right turning lanes for Plovers Rise and Linden Homes

Development as this will be a more efficient and less noisy way of accessing both developments.

The reduction in the number of properties with vehicle access onto Old Road South is also a great improvement. We are pleased to see the Emergency access bollards have been moved closer to Old Road South.

Meeting Closed at 13.00 hours

Pam Gerrard

Minute Taker