



**MINUTES OF THE PLANNING COMMITTEE MEETING OF  
KEMPSEY PARISH COUNCIL HELD ON FRIDAY 19<sup>TH</sup> JUNE 2015  
AT 10.30AM IN THE COMMUNITY CENTRE**

**PRESENT:** - Cllr Patrick (Chairman), Cllr Geens, Cllr Waller, Cllr Bevan and Cllr Gerrard

**IN ATTENDANCE:** - No members of the public present

1. Apologies: Cllr Hanmer (Personal) Cllr Hodgkins (Personal) - accepted
2. Declarations of interest in items on the agenda
  - (a) Declaration of any Disclosable Pecuniary Interests - None
  - (b) Declaration of any Disclosable other – Cllr Waller declared an ODI in respect of planning application 14/01535/HOU as the applicant is a friend. He confirmed he will refrain from voting.  
Cllrs Bevan and Gerrard confirmed they held dispensations to allow them to participate and vote in respect of planning application 14/00625/FUL

**There was no public question time.**

3. The minutes of the meeting held on 10.06.15 having been previously circulated were approved and signed as a true and correct record.
4. The following planning applications were discussed:-
  - a) Application No: 14/01535/HOU  
Applicant: Miss L Farrer  
Proposal: Replace rear single storey extension with two story extension, replacement front porch and new garage.  
Location: Smiths Cottage, Stonehall Common, Kempsey, WR5 3QG  
Comments: Should MHDC be mindful to approve this application we would ask that a condition of planning consent be that the garage should never become a residential dwelling.
  - b) Application Ref: 15/00738/HOU  
Applicant: Mr R Clayton  
Proposal: Replacement sun lounge  
Location: The Lodge, 79 Main Road, Kempsey, Worcester, WR5 3NA  
Comments: No objections
  - c) Application Ref: 14/00625/FUL  
Applicant: David Wilson Homes  
Proposal: Residential development of 75 dwellings including 30 affordable dwellings, provision of SUDS and associated works  
Location: Land at Post Office Lane  
Comments: We refer to the Highways Transport Appeals Statement for the following points:-

Page 11 states that “*remaining traffic is distributed over Oakfield Drive or will travel east on Post Office Lane*”. We would once again strongly emphasise that Oakfield Drive is a minor estate road which carries a weight restriction. It was not built to carry heavy volumes of traffic and /or HGVs. As we previously stated the water main and sewers are only 15 inches below the surface of Oakfield drive, and since our comments of 3<sup>rd</sup> July 2014 Severn Trent Water have had to visit to deal with problems there, and on nearby Napleton, and Post Office Lanes.

Page 17 states *“Post Office Lane is a residential street which does not provide access to industrial areas, so the requirement for HGVs to pass is negligible”*. This statement fails to recognise that there are farms situated east of this site whose tractors, trailers and other large pieces of farm machinery use this lane on a very regular basis. These vehicles fill the entire carriageway so there is no passing room whatsoever.

Page 18 states *“Widening Post Office Lane or adding a verge between the carriageway and footway would probably increase traffic speeds and consequently increase the accident rate.”*

This statement is academic because it would be impossible to widen Post Office Lane, due to the various bottlenecks. Please refer to the attached photographs.

Kempsey village already has approved planning applications for 357 new homes. Our infrastructure will be stretched to its limit. As a result of these developments the amount of traffic and the number of pedestrians using Post Office Lane to access the school and the nursery will increase enormously over the next five years. This development would make these future problems even worse.

Coaches deliver children from outlying areas to the school, and take them home in the afternoon. The photographs supplied by the developer show a 29 seater coach accessing Post Office Lane, but larger coaches are used when the children are taken to outside activities two or three times a week. All of these coaches regularly experience problems accessing the school due the narrow lane, and cars parked outside residential properties.

Should this appeal be allowed we would insist that a condition of approval would be to restrict the use of Post Office Lane by HGVs and other construction vehicles to between 09.00 – 14.45 only and that Oakfield Drive must never be used.

**For Information Only**

Application No: 14/01692/S73

Proposal: Application for removal or variation of a condition 1 following a grant of Planning permission 14/00286/REM

Location: Land East of Main Road and North of Brookend Lane, Kempsey  
APPLICATION WITHDRAWN

5. To discuss additional plans requested by MHDC up to the date of this meeting:-
  - a) Application No: 15/00696/HOU  
Proposal: Extension to existing front porch/living room, single storey rear extension and dropped kerb /new drive.  
Location: 17 Broomhall Cottages, Broomhall, Norton, WR5 2NX  
Comments: No Objection.
  - b) Deregistration of Common Land Upper ham Common (referred from Commons & Hams Committee) Cllr Waller confirmed after closer examination of these documents that the proposal should have no long term impact on public access or rights of way. Therefore, no comments are required.
  - c) New Road Names - Land at Main Road Kempsey – (Saxon Meadows).  
**Street Names for Lioncourt Saxon Meadows development**

The field that this development is on has always been used to grow crops, and has never had lots of wild flowers growing in it. For this reason we consider the proposed names to be weak and inappropriate.

Although no Saxon remains were revealed during the recent archaeological dig, Lioncourt have chosen to call the site Saxon Meadows. We therefore believe that the

road names should reflect the overall name. We have consequently chosen the following names for your consideration:

- MERCIA WAY (not Buttercup Way)
- WESSEX GROVE (not Hedgerow Grove)
- ANGLIA CRESCENT (not Daisybank Crescent)
- NORTHUMBRIA GARDENS (not Cloverview Gardens)

These were the names of the main kingdoms in Anglo-Saxon England, and are totally in context with the chosen site name.

We believe that these names meet the Street Naming criteria. We have checked and as far as we can ascertain none of these names have been used in Worcester, and are therefore suitable for use in Kempsey.

- d) Application Ref: 15/000007/REG3 Grid Ref: (E) 389263, (N) 251011  
Applicant: Worcestershire County Council  
Proposal: A full planning application for the development of a new rail station and associated infrastructure.  
Location: Land to the east and south of The Crucible Business Park, Norton, Worcester  
Resolved to reiterate previous comments submitted. There are no further comments to make.

Meeting closed at 12.17 pm  
Sharon Baxter  
Clerk

Signed..... Chairman.....Date

