



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON FRIDAY 29TH JANUARY 2016
AT 10.30 AM IN THE COMMUNITY CENTRE**

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

IN ATTENDANCE: - 1 member of the public present

1. Apologies: None
2. Declarations of interest in items on the agenda
 - (a) Declaration of any Disclosable Pecuniary Interests - None
 - (b) Declaration of any Other Disclosable Interest – Cllr Waller declared an ODI regarding a business relationship with one of the objectors for planning application 16/000008/FUL

Public Question Time – No Questions
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3. The minutes of the meeting held on 04.01.16 having been previously circulated were approved and signed as a true and correct record.
4. The following planning applications were discussed:-

Planning Application No: 15/01598/HOU

Proposal: First floor dormers and ground floor extension of entrance and rear utility room.

Location: 8 Lyfs lane Kempsey WR5 3JN

Comments: No objections but concerns over the visual impact that this development will have.

Planning Application No: 15/01719/FUL

Proposal: Erection of two field shelters

Location: Field in Kerswell Green

Comments: No objections but we would like to see 'Green Roofs' planted with suitable species

Planning Application No: 16/000008/FUL

Proposal: 1 No.4 bed house

Location: Land adj.Pattann Bungalow, Abbots Wood, WR5 3QH

Comments: Kempsey Parish Council objects to this application for the following reasons:-

1. We have concerns about visibility and access from the road which has a national speed limit
2. We feel that a smaller property would be more suitable for this site.
3. We have concerns about the removal of foul waste and surface water.
4. We whole heartedly support comments made by the immediate neighbours

Planning Application No: 16/00029/HOU

Proposal: Single storey rear extension, annex for dependent relative and two storey side extension.

Location: Field House, Bestmans Lane, Kempsey, WR5 3PZ

Comments: No objections

Planning Application No: 15/01748/FUL

Proposal: Erection of 21 dwellings together with public open space (including community orchards), drainage attenuation and access

Location: Land east of Main Road, Kempsey

Comments: The Parish Council objects to this application for the following reasons:-

1. Public Consultation – Only 44 letters were sent which can hardly be classed as consulting with the parishioners.
2. This area remains in the significant gap as designated in the emerging SWDP.
3. There is a lack of Public Open Space in the north of the village and to lose the previously approved orchard and wildflower meadow will be a severe loss of amenity space.
4. Since the Saxon Meadows Development started flooding along the A38 and Brookend Lane is much worse than previous.
5. We have concerns about surface drainage as we are aware that serious problems have been experienced during the construction of Phase 1.
6. The distance from these proposed dwellings to the facilities in the centre of the village e.g. The Shop, Parish Hall and Church would be too far for most residents to easily walk and the return journey is predominately uphill.
7. If this application should be successful we would insist that only bungalows should be built.
8. We would like guarantee from the developer that there will be no Phase 3 build on this site.

FOR INFORMATION ONLY

Planning Application No: 14/00709/OUT

Proposal: Outline application for the erection of up to 31 dwellings, public open space, drainage attenuation and new access with all matters except for access reserved.

Location: Land at Kings Hill, Kempsey

APPROVAL OF OUTLINE PLANNING PERMISSION

Planning Application No: 15/01546/HOU

Proposal: Demolition of existing rear single storey extension and replacement with new, to provide extended garden dining area. Replacement windows and doors to rear elevation.

Location: 10 Sunnyside Close, Kempsey, WR5 3NP

APPROVAL OF PLANNING PERMISSION

Planning Application No: 15/00780/REM

Proposal: Substitution of house types on plots 14-27, 29-31, 35-37, 40- 42, 48, 49,56,57,75 82, 83,104,105,110 and 111.....

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

APPROVAL OF RESERVED MATTERS

Planning Application No: 15/01692/HOU

Proposal: demolition of conservatory and erection of single storey extensions to rear.

Location: Inchcroft Cottage, 4 Old Road South, Kempsey, WR5 3NH

APPROVAL OF PLANNING PERMISSION

Planning Application No: 15/01024/CHA

Proposal: Non material minor amendment to planning permission 13/01539/FUL to include internal layout changes, lower ground floor levels and enlarge opening on north elevation.

Location: Upper Broomhall Farm, Norton Road, Broomhall, WR5 2PE

APPROVAL OF NON-MATERIAL CHANGE TO PLANNING PERMISSION

Planning Application No: 15/01639/HOU

Proposal: Erection of front canopy and rear conservatory

Location: 41 Windmill Lane, Kempsey, WR5 3LL

REFUSAL OF PLANNING PERMISSION

The Planning Inspectorate - Appeal Decision

Appeal Reference: APP/J1860/W/15/3005382

Appeal allowed for Land at Post Office Lane, Kempsey

Granted for a residential development for 75 dwellings

5. Street Naming:

1. Land at Bight farm, Main Road, Kempsey, 80 New Houses

Suggestions

Red = Centurion Drive – Roman Commander

Blue = Constantine Close - Named after Emperor Constantine the Great. A milestone was found in Kempsey with his name on it near Pixham Ferry Lane.

Green = Fortuna Way – Roman goddess of luck and good fortune

Orange = Juno Close – Roman goddess of women and childbirth

Yellow = Minerva Crescent – Roman goddess of wisdom and crafts

2. Land to rear of Florence Close

4 New Properties

Name Proposals: The new street name submitted for this consultation is Kemys Gardens

Comments: Kempsey Parish Council suggests Florence Gardens (As these 4 properties are built in what was the very large rear garden of 5 Florence Close and form a continuation of the existing development.

Should this not be acceptable the second choice would be Nightingale Gardens

It was suggested to contact Caroline Cherrington SNN to request a meeting to discuss Street naming process to ensure the whole process is more straightforward in future. This would also allow the Parish Council time to think and compile a list of suggested names for future use.

6. The additional plans received from MHDC were discussed: - None

Meeting closed at 12.03pm

Sharon Baxter

Clerk

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