

MINUTES OF THE PLANNING COMMITTEE MEETING OF
KEMPSEY PARISH COUNCIL HELD ON WEDNESDAY 2ND JULY 2014

AT 12.00 NOON IN THE COMMUNITY CENTRE

PRESENT: - Cllr Patrick, Cllr Gerrard, Cllr Geens, Cllr Bevan and Cllr Waller

IN ATTENDANCE: - No members of the public

1. Cllr Patrick was re-elected as Committee Chairman
2. Apologies: None
3. Declarations of interest in items on the agenda
 - (a) Declaration of any Disclosable Pecuniary Interests - None
 - (b) Declaration of any Disclosable other Interests – Cllr Gerrard and Cllr Bevan declared an ODI on planning application no: 14/00625/FUL living in Oakfield Drive. They have both completed dispensations.

Councillors who have declared a Disclosable Pecuniary Interest, or an Other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the Code of Conduct, **must leave the room for the relevant item/s unless a Dispensation has been granted.**

Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.

No Public Question Time

4. Having been previously circulated the minutes of The Planning Committee 20.05.14 were signed as a true and correct record.
5. Discuss the following planning applications:-

Planning Application No: 14/00638/S73

Proposal: Variation of condition of 2 of planning permission 14/00311/HOU

To reposition windows to lounge, bedroom above with en-suite shower room and chimney.

Location: The Orchards, Green Street, Kempsey, WR5 3QB

Comments: No objections

Planning Application No: 14/00625/FUL

Proposal: Residential development for 76 dwellings including 30 affordable

dwellings (40% affordable housing provision), provision of SUDS and associated works.

Location: Land at Post Office Lane, Kempsey

Comments: We strongly object to this application for the following reasons:

Access

- Of all of the roads and lanes that lead off the Main Road Post Office Lane is the narrowest in the built up part of the village. It fluctuates in width from being wide enough for two vehicles to pass, down to areas where this is impossible.
- The foot paths are also of various widths from dangerously narrow to perfectly acceptable, but the condition of most of them is poor.
- The village school is off Post Office Lane, and there is a Nursery situated between the Main Road and the school access. There is also a disabled parking space in this very narrow and busy section of the lane. This lane is already badly congested especially during school term time. The single yellow line outside the nursery is regularly ignored by parents dropping off and picking up children which adds to the congestion.
- To try to solve the problem of extra traffic using Post Office Lane it has rather cynically been suggested that vehicles should use Oakfield Drive as an alternate route to the Main Road. This was always an 'access only' road, which has two blind bends and a weight restriction on it. The 'access only' signs seem to have disappeared in recent years, but residents have not received notification of this. These residents also experience problems with the sewers and

water mains which are only about 15 inches below the road surface and frequently block and overflow. Extra traffic would exacerbate this problem.

- Page 1 of the Introduction in the Residential Travel Plan refers to a development site in Kennels Lane, Fernhill Heath. How are we supposed to take the contents seriously when the information provided doesn't even refer to Kempsey.

We eagerly await WCC Highways comments on this application.

Surface water drainage and foul drainage

- There used to be a pond on this site, which was filled in some time ago, but the area still remains very wet. We also understand that there are underground springs within this site. This excess ground water has caused problems for residents in Napleton Lane, where some have experienced subsidence to their homes and have had to have them either underpinned and other remedial work carried out.
- We have major concern that this development will cause the field below this site to flood.
- The foul drainage from the 76 homes on this site will enter the main sewerage system which is already carrying foul drainage from the ever expanding Littleworth. This will travel down Post Office Lane to problematical junction points at the top of Oakfield Close and at the Main Road.
- Our aging sewerage system will not be able to cope, despite statements by Severn Trent Water to the contrary.
- Some properties around the site are on septic tanks, which could be effected by this development. There is also a mains water supply pipe that runs across the site to the current landowner's bungalow.

Other

- The community orchard proposed for part of this site is a facility that we as a Parish Council do not want to see. We have previously agreed that we will take over any public open space on new developments, but have no desire to maintain an orchard. We would much prefer to see an area of native species trees.
- We are disappointed that the building density in the centre of the site is much higher than we had anticipated, with properties are very close together and badly overlooked. We have concerns that the 'feature square' will become an overspill car park and children's play area, thereby hindering emergency and service vehicles.
- In the past two previous applications for smaller developments on this site were refused on access grounds, and in the intervening years nothing has changed except that the amount of traffic using Post Office Lane has probably increased.
- **Should MHDC be mindful to approve this application we must insist that construction traffic should not be allowed to use Post Office Lane, Oakfield Drive or Napleton Lane to access the site. We appreciate that the remaining narrow country lane routes to this site will cause short term but significant problems for construction traffic and might inconvenience other residential areas in the Parish.**

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

Comments: We strongly object to this application for the following reasons:

Access

- Windmill Lane is a narrow lane and is always congested, with parked vehicles especially on evenings and at weekends. Increasing the number of vehicles using this lane is an accident waiting to happen and traffic misery for residents. Foot paths are non-existent on the western side of part of the lane (south of the Kings Hill junction) and the eastern side footpath is steep and elevated.
- The junction of Kings Hill and Windmill Lane is not well placed for visibility as vehicles are often parked right next to the junction, as the home owners have no off road parking, as is the case for much of Windmill Lane.

Drainage

- This site is situated in flood zones 1 and 2 and floods on a regular basis. Pumping surface water into the badly maintained network of ditches and subsequently to the River Severn is not a very sensible plan for dealing with surface water. Land in flood zone 3 remains wet for many weeks after the flood waters have receded, as does the south west corner of the site, just where the children's play area is shown to be located.
- The pumping station will be noisy for nearby residents and could potentially flood, leading to the water becoming contaminated with raw sewage, which could cause major problems downstream where river side properties flood on a regular basis.
- The Suds/attenuation pond is also situated in the section of the site that floods. The water table is high and even the elevated properties in Windmill Lane have flooded in the past. Several residents have already written to you with details of the problems that they have experienced.
- Some residents in the area are not on mains water and use well water, and have raised major concerns about whether this development will interfere with their water supply.
- Residents of Kings Hill have also advised us that they have noticed that the surface water run-off is already eroding part of this proposed site.
- The panoramic views from the roadway in Kings Hill is the last remaining elevated public view of the Severn valley and Malvern Hills and should be preserved as a public amenity.

We reserve the right to be consulted on reserved matters should MHDC be mindful to approve this application.

Planning Application No: 14/00726/FUL

Proposal: Alterations to farmhouse and external alterations to 2 red brick outbuildings plus demolition of remaining outbuildings in association with the change of use of the Farmhouse to Community Use building (including flexibility to provide for uses within Use Classes B1, D1 and D2 (in association with the mixed-use development with local centre to the south of Worcester)

Location: Middle Broomhall Farm, Broomhall, Norton, WR5 2NZ

Comments: No objections

Planning Application No: 14/00727/LBC

Proposal: Alterations to farmhouse and external alterations to 2 red brick outbuildings plus demolition of remaining outbuildings in association with the change of use of the Farmhouse to Community Use building (including flexibility to provide for uses within Use Classes B1, D1 and D2 (in association with the mixed-use development with local centre to the south of Worcester)

Location: Middle Broomhall Farm, Broomhall, Norton, WR5 2NZ

Comments: No objections

For Information Only:

Planning Application No: 14/00433/HOU

Proposal: Loft conversion and single storey extension

Location: 94 Main Road, Kempsey, Worcestershire, WR5 3LH

Approval of Planning Permission

Planning Application No: 14/00573/FUL

Proposal: Removal and replacement of the 3 no. antennas on cantilevered brackets,

Location: The Paddocks, Bestmans Lane, Kempsey, WR5 3QA

Approval – Full Planning Permission

6. To Discuss any additional plans requested by MHDC up to the date of this meeting.
Due to time constraints the following items were deferred to the next Planning Committee meeting:-

Planning Application No: 14/00533/HOU

Proposal: Single storey extension to front of dwelling and widening of vehicular access.

Location: Holly Tree house, 81 Main Road, Kempsey WR5 3NA

Parish Views Sought on Rural Housing – Questionnaire to be completed by 25.07.14

Meeting Closed at 1.05PM

Minute Taker Pam Gerrard