



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON MONDAY 18th JUNE 2018
AT 7.30pm IN THE COMMUNITY CENTRE**

PRESENT: - Cllr Hanmer, Cllr Allen, Cllr Geens, Cllr Blackwell, Cllr Gerrard, Cllr Ferguson, Cllr Hodgkins & Cllr Varley

IN ATTENDANCE: Sharon Baxter (Clerk and Responsible Finance Officer) plus 13 Members of the Public were present.

1. Cllr Geens was appointed as Temporary Chairman for this meeting only.
2. Apologies: Cllr Thompson (Personal) - accepted
3. Declarations of interest in items on the agenda
 - (a) Declaration of any Disclosable Pecuniary Interests - None
 - (b) Declaration of any Other Disclosable Interest – None

The meeting was adjourned for Public Question Time, notes of which are appended to these minutes.

4. The minutes of the meeting held on 02.02.2018 having been previously circulated were approved and signed as a true and correct record.
5. The following planning applications were discussed:-

Application No: 18/00663/HP

Proposal: Two storey rear extension and internal alterations

Location: 13 Napleton Lane, Kempsey, Worcester. WR5 3PT

Comments: No objections apart from we would like to maintain the garage ridge line from the front elevation.

Application No: 18/00685/HP

Proposal: Extension of existing garage to provide additional parking space

Location: 21 Wessex Grove, Kempsey. Worcester WR5 3UZ

Comments: No objections but we do understand the concerns of the neighbours.

Application No: 18/00636/FUL

Proposal: Retention of existing public house (Use Class A4). Erection of a convenience store (Class A1). Erection of a convenience store (Class A1) and associated works including reconfiguration of car park and outdoor amenity areas.

Location: The Anchor Inn, 67-69 Main Road, Kempsey, WR5 3NB

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

Heritage

Significant impact in a Conservation Area.

It is totally out of character and not in compliance with Policy K5 (to conserve and enhance heritage assets) of Kempsey Neighbourhood Plan.

It ruins the continuity of Heritage Buildings within the immediate vicinity.

Highways Issues

Serious visibility issues as there is a blind bend on exit.

We do not think that the entrance/exit into the proposed store is suitable for deliveries and customers from a safety aspect.

Traffic concerns of customer parking on the A38 outside the store or even on the pavement.

Noise

Under estimate the noise impact from air conditioning units, refrigeration lorries and vehicular movement associated with the store.

Light Pollution

A significant increase in light pollution from additional signage and external lighting and the impact of this in a Conservation Area.

Sustainability

Given the history of shop closures in this village and the current survival of the existing shop we doubt the sustainability of a second store.

Application No: 18/00798/HP

Proposal: Single Storey Rear Extensions, to provide a larger kitchen area and new utility space.

Location: 23 Plovers Rise, Kempsey, WR5 3SA

Comments: No Objections

6. The additional plans requested by MHDC up to date of this meeting were discussed:-

Cllr Allen declared an ODI as this applicant is one of his customers.

Application No: 18/00825/ADV

Proposal: 2 x internally illuminated fascia's signs A-B

1 x internally illuminated totem sign C

Location: Startin Suzuki, St Peters Peugeot, Bath Road, Broomhall

Comments: No objections but we would like to see some time restrictions imposed.

Application No: 18/00406/FUL

Proposal: Erection of a car port and garage with associated change of use of land to a residential (C3 Use).

Location: The Inn at Stonehall Common, Kempsey, Worcester WR5 3QG

Comments: No Objections

Application No: 16/01396/FUL (Additional Plans)

Hybrid planning application for full application for residential development and outline application for recreation area.

The Chairman confirmed this was due to be discussed at the next MHDC Northern Area Planning Committee meeting on Wednesday 4th July 2018, where it is hoped approval will be granted.

Modifications include the housing numbers and the attenuation feature.

Additional plans have been uploaded onto the MHDC planning website in respect of this application.

To hold a liaison meeting with nearby Parish Councillors likely to be affected by the SWDP – Item deferred.

The Chairman confirmed a site meeting is to take place at 2pm tomorrow to discuss proposals to use a strip of land located by the Church for BMX activities.

Meeting closed at 9.43pm

Sharon Baxter

Clerk

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

Standing Orders were adjourned for Public Question Time

PUBLIC QUESTION TIME

Comments/Questions

A parishioner suggested that all Councillors should declare an ODI having use of (or using) the village convenience store.

Several parishioners expressed their objections to planning application 18/00636/FUL for reasons which included:-

- Conservation Area/Heritage assets – overall cumulative impact in a Conservation Area.
- Traffic Movement and Parking
- Noise Levels and Light Pollution
- Concerns with Tree Preservation Orders and Wildlife

Standing Orders were reimposed