



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON FRIDAY 25th NOVEMBER 2016
AT 10.30 AM IN THE COMMUNITY CENTRE**

PRESENT: - Cllr Patrick (Chair), Cllr Gerrard, Cllr Hanmer, Cllr Blackwell, & Cllr Geens.

IN ATTENDANCE – None

1. Apologies: Cllr Hodgkins (Personal)
2. Declarations of interest in items on the agenda
 - (a) Declaration of any Disclosable Pecuniary Interests - None
 - (b) Declaration of any Other Disclosable Interest – None

Public Question Time – No Questions
--

3. The minutes of the meeting held on 27.10.16 having been previously circulated were approved and signed as a true and correct record.
4. The following planning applications were discussed:-

Planning Application No: 16/01396/FUL
Proposal: Full Application for residential development (Parcel A) on Land to the East of Old Road South comprising 113 dwellings with car parking, new estate roads, public open space and associated infrastructure including attenuation pond West of Old Road South
Location: Land at Pixham Ferry Lane
Comments: This application was deferred. Clerk to request a time extension until early January 2017 to allow opportunity to hold a Public Open Day.

Planning Application No: 16/01417/HOU
Proposal: Single storey rear extension
Location: 24 Ellsdon, Kempsey, WR5 3NT
Comments: No opportunity to submit comments prior to planning approval already being granted.

Planning Application No: 16/01466/FUL
Proposal: Conversion of rear wing into one new dwelling
Location: Manor Cottage, 46 Main Road, Kempsey, WR5 3JA
Comments: We do not object to this application but have the following concerns:-
We believe there is insufficient off road parking space and outside manoeuvrability. Visitor parking will be non-existent and we do not want to see vehicles parked on the pavement by the side of the house.
We have been very tolerant of building materials stored on the pavement for months but would like to see these moved and kept on site.

Planning Application No: 16/01518/FUL
Proposal: Construction of 15 bungalows. Variation of condition 2 and removal of Conditions 8, 9 and 12 on Planning Permission 14/01225/FUL
Location: Land at The Firs Old Road South, Kempsey, WR5 3JZ
Comments: No Objections

Planning Application No: 16/01556/HOU
Proposal: Demolition of existing conservatory and study to facilitate new rear extension
Location: Woodland Cottage, The Nash, Kempsey, WR5 3PB
Comments: No Objections

APPEAL UNDER SECTION 174 – TOWN AND COUNTRY PLANNING ACT 1990
Alleged Breach - Without planning permission, the unauthorised permanent siting of Residential accommodation in the form of a shepherd's hut on the Land, and the associated Unauthorised change of use of the Land from agriculture to mixed leisure and domestic garden

Location: Lanes End, Kempsey, WR5 3JH

Comments: Kempsey Parish Council reinforces what MHDC has said and supports refusal.

For Information Only

Planning Application No: 16/01417/HOU
Proposal: Single storey rear extension
Location: 24 Ellsdon, Kempsey, WR5 3NT
Approval of Planning Permission

Planning Application No: 16/01289/FUL
Proposal: Replacement Village Hall together with associated car parking and cycle parking
Location: Kempsey Village Hall, Main Road, Kempsey, WR5 3JF
Approval full planning permission

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

Planning Application No: 16/01511/PDU
Proposal: Change of use of agricultural building to a dwelling house.
Location: land at (OS 8544 4772), Main Road, Kempsey
Comments: We object to this application for the following reasons:-
1. Outside the settlement boundary of Kempsey Village
2. We believe this application should be a full planning application, being a totally new construction.
3. Access – Draycott Lane is prone to surface water run-off and flooding. Kempsey Parish Council recommends that Highways revisit the plans to review their observation on access.

Meeting closed at 12.07 pm
Sharon Baxter
Clerk

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