



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 31ST JULY 2018 AT 3.30 PM IN THE COMMUNITY CENTRE**

PRESENT: - Cllr Ferguson (Chair), Cllr Allen, Cllr Blackwell, Cllr Hanmer, Cllr Geens,
Cllr Hodgkins, Cllr Thompson and Cllr Gerrard

IN ATTENDANCE: Sharon Baxter (Clerk and Responsible Finance Officer) plus 1 parishioner

1. Apologies: None
2. Declarations of Interest
 1. Register of Interests: Councillors were reminded of the need to update their register of interests.
 2. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature - None.
 3. To declare any Other Disclosable Interests on items on the agenda and their nature - None.

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

3. The minutes of the meeting held on 10.07.18 having been previously circulated were approved and signed as a true and correct record.
4. The following planning applications were discussed:-

Planning Application No: 18/01003/FUL

Location: Clerkenleap Service Station, Bath Road, Broomhall, Worcester, WR5 3HR

Proposal: Proposed forecourt redevelopment comprising new canopy, dispensing pumps and islands and underground fuel storage tanks.

Comments: Kempsey Parish Council **supports** this application but with the following concerns:-

- We are concerned that the three parking spaces located to the south of the shop could be blocked by longer vehicles/trailers refuelling at the southern pump.
- On a technical issue we have concerns regarding the oil pipe line and the interceptor vents.
- We reiterate the comments made by Fisher German.
- As an observation and concern we would like to see parking dedicated to the shop/post office.

Planning Application No: 18/00717/FUL

Location: Napleton House, Napleton Lane, Kempsey, WR5 3PY

Proposal: Subdivision of single dwelling house into two separate dwellings and the erection of two car ports.

Comments: Kempsey Parish Council **supports** this application.

Planning Application: 18/01023/HP

Location: Priesthill Cottage, 9 Bestmans Lane, Kempsey, WR5 3PZ

Proposal: Proposed single storey rear extension

Comments: Kempsey Parish Council **supports** this application.

Planning Application: 17/01952/FUL

Location: Land at (OS 8513 4982), Kings Hill, Kempsey

Proposal: Proposed development of 38 residential dwellings (31 shared or Affordable Homes and 7 Open Market Homes), new vehicular access and proposed re-route of Public Rights of Way

Comments: Kempsey Parish Council **objects** to this particular design with the following concerns:-

- The pumping station is vulnerable to major flooding in the location it is situated.
- We are concerned with the flood routing plan with the risk the water run-off will invade the properties.
- We are concerned high traffic volumes and disturbance in Windmill Lane onto the Main Road during the construction phase and we would suggest an alternate entrance from the north end of the site.
- We highlight the concerns of the Environment Agency (letter dated 15.01.18 ref: (SV/2017/109744/1- L01) where it states that the building infrastructure located to the south of the site will be at risk of flooding, also part of the road may be at flood risk.
- We have concerns that the SUDS pipe terminates across The Ham into a drainage ditch which we know is constricted.

Planning Application: 18/00771/FUL

Location: 49 Windmill Lane, Kempsey, WR5 3LL

Proposal: Proposed new dwelling and amended access

Comments: Kempsey Parish Council **objects** to this planning application.

- It contravenes policy K1 in our Kempsey Neighbourhood Plan.
- This development is in front of a perceived building line on the Main Road.
- We are concerned this sets a precedent for other houses to build in their front gardens.
- It doubles vehicular access exiting from a driveway, which is already close to a main road junction.
- It is out of character with the surrounding properties.

For Information Only

Planning Ref: 18/00406/FUL

Proposal: erection of a car port and garage with associated change of use of land to garden

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

Application Refused

Planning Ref: 18/00883/FUL

Proposal: Change of use of building (Barn 1) to holiday let connected to the Huntsman Inn Public House and change of use of building (Barn 2) to dwelling and land to garden 9part retrospective)

Location: Residential Barn at rear of Huntsman Inn, Green Street

Application Refused

5. To discuss any additional plans requested by MHDC up to date of this meeting – None
6. Update - To hold a liaison meeting with nearby Parish Councillors likely to be affected by the SWDP
Cllr Ferguson will work with Cllr Waller concerning this item and report back to the committee.

Meeting closed at 5.07 pm
Sharon Baxter
Clerk

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

PUBLIC QUESTION TIME

A parishioner explained the reason as to why the work was being carried out to Planning Application No: 18/00717/FUL. The unit is to be used by an elderly relative. There are no changes to the existing footprint and the oak framed car port is in character with the building.