



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 5 MAY 2026 AT  
7.30 PM AT KEMPSEY COMMUNITY CENTRE**

**PRESENT:** Cllr Gardener, Cllr Biddle, Cllr Clamp, Cllr Cooke, Cllr Plummer, Cllr Stevens & Cllr White

**IN ATTENDANCE:** Claire Witton - Deputy Clerk & one member of the public

**1. Apologies** None

**2. Declarations of Interest**

- i. Register of Interests: Councillors were reminded of the need to update their register of interests.
- ii. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature –  
NONE
- iii. To declare any Other Disclosable Interests on items on the agenda and their nature NONE

**PUBLIC QUESTION TIME**

Notes from Public Question Time are appended to these minutes.

**3. Minutes:**

Having been previously circulated, the minutes of the Parish Council meeting held on 07.04.2026 were signed as a true and accurate record.

**Matters Arising:** None

**4. The following planning applications were considered:**

Planning Application No: **M/26/00514/HP**

Location: 58 The Limes, Kempsey, Worcester, WR5 3LG

Proposal: Single storey Rear/Side extension

**Comments:** Members noted a possible discrepancy/ambiguity concerning the site boundary line and its implications for practical access to the side extension once built. It was agreed that this should be pointed out to MHDC. Despite this, there was No Objection to the principle of the application.

Planning Application No: **M/26/00604/HP.**

Location: The Cottage, Kerswell Green, Worcester, WR5 3PF

Proposal: Extension to front porch and side veranda extension

**Comments:** No Objection

Planning Application No: **M/26/00540/CCO**

Location: Former Astons Coaches Clerkenleap Bath Road Broomhall

Proposal: Discharge of Conditions 13 (Travel Plan), 14 (Residential Travel Welcome Pack), and 19 (Energy and Sustainability) of Planning Permission 21/02274/FUL

**Comments:** Members noted the additional information

**FOR INFORMATION ONLY:**

Planning Application No: **M/26/00226/HP**

Location: 2 Brook End Cottages, Brookend Lane, Kempsey, Worcester, WR5 3LF

Proposal: Erection of single storey extension and balcony.

## **Application APPROVED**

### **5. To consider and comment on updates on the following applications:**

Planning Application No: **21/02274/FUL**

Location: Clerkenleap, Astons Coaches Bath Road Broomhall WR5 3HR

Proposal: Erection of 79 dwellings including access from Bath Road

Description of documents published: Noise assessments to a number of plots

**Comments:** Members noted the additional information

Planning Application No: **M/22/00714/FUL**

Location: Broomhall Bath Road Broomhall Worcester WR5 3HS

Proposal: Full planning application for demolition of the existing buildings and the erection of 48 affordable homes, including associated vehicular access, car parking, landscaping and other associated works.

Description of documents published: STW response

**Comments:**

Severn Trent Water had previously requested that a Holding Objection be imposed since the development may have a detrimental impact on the surrounding network and treatment works with potential to cause flooding or pollution. It was explained that this referred to the proposed connection to the network and treatment works in Bromwich Road, Worcester, not that serving Kempsey village. This requires crossing the River Severn.

Although it continues to have concerns, STW has confirmed that, under current legislation, a developer has a right to connect to the public foul network at the nearest or most convenient point and that STW has a statutory duty to reinforce the network to take the additional flow from new development. Investigations into the network are underway and if improvements are required they will be undertaken within its investment plans. Although it has no current planned investment, STW cannot object to planning permission being granted. However, STW request that conditions be attached to require drainage plans of both foul and surface water disposal to be submitted for approval and that they be implemented before the proposed housing is occupied.

Members were aware of increasing concerns nationally at the pollution of rivers and other watercourses. Although STW felt it is unable to object while investigations are underway, the risk of flooding and pollution from new development are material considerations for the local planning authority when deciding planning applications. Government advice is that conditions of the type requested by STW may be a way forward but local authorities may also require the developer to first provide information on how they will deal with sewage from its development.

Members agreed that MHDC be advised to adopt a precautionary principle. The developer should show that the network and treatment plant have adequate capacity to cater for the development as proposed without risk of flooding or pollution before granting planning permission but in any event any of the dwellings should not be first occupied until satisfactory foul drainage is in place.

### **6. To discuss any additional plans requiring comment up to the date of this meeting.**

### **7. Deferred Item Street Naming and Numbering at Land at (OS 8550 5099), Bath Road, Broomhall (Planning Application 21/01217/FUL)**

**To recommend three suitable street names.**

The Committee considered several possible theme options based on the flora found on the site by the Ecological Appraisal which accompanied the application. Members felt that the names of grasses and the more obscure wildflowers identified provided an appropriate local context. Additionally, they are in sufficient variety for the same theme to be followed in further development likely to adjoin and be connected to the scheme.

It was agreed that Cleavers Close (Orange), Yarrow Drive (Green) and Campion Way (Blue) be recommended as the 3 street names requested. However, members also stressed that Campion Way is likely to be extended north/south and the name should be retained for such extensions to avoid future confusion.

**8. Any Other Business. None**

The meeting closed at 9.06pm

Next Meeting: 1 June 2026 @7:30pm

*Standing Orders were adjourned.*

**PUBLIC QUESTION TIME**

A member of the public drew attention to the nationally described space standards for housing. Members were urged to keep minimum room and dwelling sizes in mind when reviewing applications, especially because developers may try to reduce sizes to increase the number of units on a site.

A member also referenced that SWDPR is now fully in use, meaning applications in open countryside / outside development boundaries are being reviewed against the updated plan and a number already refused planning permission as a result.

There was discussion about the Napleton Lane application, which had been refused in December 2025. The group noted that the appeal window runs until 8 June, so while the refusal currently stands, there is still time for an appeal to be made.