



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 6 JULY 2026 AT
7.30 PM AT KEMPSEY COMMUNITY CENTRE**

PRESENT: Cllr Gardener, Cllr Biddle, Cllr Clamp, Cllr Stevens & Cllr White

IN ATTENDANCE: Claire Witton - Deputy Clerk & five members of the public

1. Apologies Cllr Cooke for personal reasons.

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 01.06.2026 were signed as a true and accurate record.

Matters Arising: It was reported that a decision is still pending on Planning Application M/22/00714/FUL, the Bromford South housing proposal.

4. The following planning applications were considered:

Planning Application No: **M/26/00509/HP**

Location: Gablet, Napleton Lane, Kempsey, Worcester, WR5 3PX

Proposal: Conversion of existing garage; construction of single storey infill extension; installation of dormer and roof lights; and construction of detached garage (part-retrospective)

Comments: No Objection in principle subject to a condition requiring compatible facing and roofing materials

Planning Application No: **M/26/00759/HP**

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

Proposal: Single storey extension to front elevation, remove part of boundary wall and extend vehicle Access.

Comments: Objection, noting that our grounds for objection submitted on the previous application M/25/00987/HP still apply, i.e.

- a) The two parking spaces would have no allocated turning space and therefore vehicles would need to reverse in from or out onto the A38, a busy road and the primary diversion route for the M5, manoeuvres which be to the danger of other highway users and which would interrupt the free flow of traffic. This would be a particularly hazardous location, opposite the Post Office Lane junction with the A38, close to the entrances to the car parks for the Talbot Public House and the Walter de Cantelupe Inn, all frequented by Kempsey Primary School traffic for parking, and adjacent to the pedestrian crossing which is a well-used facility for pedestrians to and from the school. Any existing parking use of the allocated area is currently severely limited by structures which have been placed within it.

- b) The proposed extension would be clearly and conspicuously open to view following the removal of much of the existing walled enclosure, particularly from the south. The design of the proposed projecting extension would not be in keeping with Holly Tree House, a late Georgian/ Early Victorian villa characteristic of the period, to the detriment of its form, character and appearance and of the conservation area in which it is located.

In arriving at this decision, we recognise that improved visibility to and from vehicles emerging from the proposed parking spaces is proposed but in so doing more of the enclosing front boundary wall would need to be removed, both losing more of a characteristic feature of the conservation area and further exposing prominently parked vehicles in the streetscene, to the detriment of the setting of the building and the character of the conservation area.

We further recognise that the simplified design of the extension is preferable to that originally proposed but nevertheless consider that the previous concerns at its scale and position have not been adequately addressed. As such, it would continue to have the harmful effect we outlined before and as set out in the previous reason for refusal.

Planning Application No: **M/26/00833/FUL**

Associated Ref: **M/24/01266/FUL**

Location: Draycott Villa Nurseries, Draycott Villa, 23 Main Road, Kempsey, Worcester, WR5 3NY
Proposal: Redevelopment of former garden centre and associated land for new employment units (Use Class E), farm shop (Use Class E), biomass plant, foul water treatment plant, external biomass fuel storage and live work units together with sustainable drainage, car parking and associated infrastructure; new vehicular access to existing residential units - VARIATION OF CONDITION 2 ON PLANNING PERMISSION M/21/01172/FUL

Comments: No Objection

Planning Application No: **M/26/00931/S106.**

Associated Ref: **M/22/00967/OUT**

Location: Land At (Os 8568 4948), Brookend Lane, Kempsey
Proposal: Request under section 106A(1)(a) of the Town and Country Planning Act 1990 to modify the requirements relating to legal agreement dated 7 July 2024 associated with planning permission M/22/00967/OUT by amending the tenure of a portion of the affordable home ownership units (plots 6,7,20 and 33) from First Homes to Discount Market Sale (DMS) housing.

Comments: No Objection provided the scheme continues to meet identified affordable housing need in an appropriate form.

Planning Application No: **M/26/00973/HP.**

Location: Hill View, 74A Main Road, Kempsey, Worcester, WR5 3JY

Proposal: Front porch.

Comments: No Objection

FOR INFORMATION ONLY:

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

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

Proposal: Extension to front porch and side veranda extension

Application APPROVED

Planning Application No: **M/26/00682/HP**

Location: 9 Constantine Close, Kempsey, Worcester, WR5 3WH

Proposal: Single-storey side extension and garage link

Application APPROVED

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

NONE

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

Planning Application No: **M/26/00944/HP**

Location:

Proposal: Proposed installation of electric vehicle charger to front elevation

Comments: No Objection in that we consider the charger to be small and not visually harmful in this location on this occasion. In addition, because of the narrow and limited-use of the footway, cable management and pedestrian safety are unlikely to raise significant safety concerns.

However, we do not consider that this should set a wider precedent for similar installations elsewhere.

7. Planning Appeal

Appeal Ref: 6008572

Planning Application Ref: M/25/00323/OUT

Location: Land At (Os 8570 4841) Napleton Lane Kempsey

Proposal: Outline application (with all matters other than access reserved for future determination) for the demolition of no. 45 Bannut Hill and the construction of up to 99 dwellings; vehicular access from Bannut Hill; green infrastructure, sustainable drainage systems, and associated infrastructure

Planning application: M/25/00323/OUT - Malvern Hills District Council

Hearing to be held 8 September 2026

Written representations required by 16 July 2026

To discuss submitting further representations and parish council participation at the appeal hearing.

Comments It was agreed that the Parish Council would continue to make representations to the Planning Inspectorate and to Malvern Hills District Council, drawing attention to the Parish Council's previous objections, the extent of local concern and the importance of the recently adopted SWDP Review.

8. New Tree Preservation Order

Tree Preservation Order number TPO 751 (2026) - Cleeve Oak, Brookend Lane, Kempsey

Confirmation of a new TPO having been made in respect of an Oak and a Hornbeam at this property.

Comments: Noted for information

9. Community Infrastructure Levy (CIL) – Statement of Modifications and Requests to be Heard

The amended Draft Charging Schedule has been submitted for Examination. To report on the amendments and to consider whether a request should be made for the parish council to be heard by the Examiner.

[Community Infrastructure Levy - Malvern Hills District Council](#)

Comments: No representation required

10. Any Other Business.

M/ENF/24/0320 – Unauthorised fence at 1 Centurion Drive, Kempsey: The fence remains in place despite the enforcement notice now being in effect. Since the fence is in breach of the notice prosecution may be pursued by the local planning authority. As the later application to vary the existing fence has been withdrawn, and no further proposal for an acceptable fence has been put forward, MHDC Enforcement is to be contacted again for a further update and a request to pursue the removal of the fence.

Deteriorating Heritage Assets: Members raised concerns about a deteriorating listed building, Park Cottage on Old Road North, and the Wooden Chapel in Kerswell Green. It was noted that the previous reminder to the conservation team had not received a response and that the condition of the buildings appears to be worsening significantly. An enquiry is to be made to the conservation team requesting a position update.

The meeting closed at 9.38pm

Next Meeting: 3 Aug 2026 @ 7:30pm

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A member of the public enquired for further information concerning the appeal made against the refusal of Planning Application Ref: M/25/00323/OUT, Napleton Lane and the Hearing procedure proposed.

The Chair explained that a hearing is a discussion led by the Planning Inspector, not a formal inquiry or cross-examination. Members of the public wishing to take part may be asked to appoint one or more spokespersons so that local views can be presented clearly, efficiently and without undue repetition.

A member of the public asked for clarification on how objections could continue to be made and whether they should request to speak at the hearing.

The Chair advised that residents may ask for the opportunity to speak within their written representations and that a collective resident or group submission would likely carry more weight than multiple separate comments raising the same issues.

District Cllr Harrison reported on a meeting he had had with a MHDC planning officer which indicated that the Council may not defend the appeal. He read from correspondence he had sent following that meeting which raised concerns about such a decision and referred to the importance of defending the recently adopted South Worcestershire Development Plan Review, the Kempsey Neighbourhood Plan, housing land availability and deliverability, local infrastructure capacity, lack of school places, bus services and other village services. He had asked for the officers to have an urgent meeting with the Parish Council to explain the situation.

The Committee expressed considerable concern and disappointment at the reported position, particularly given the implications for the South Worcestershire Development Plan Review, particularly the Examination Inspectors' acceptance that there is a 5-year housing land supply, which is now being questioned. Members considered that if the 5-year housing land supply point is conceded, there would be wider implications for the Spatial Development Strategy across the whole of the Development Plan area.

On another matter, a query was raised regarding building foundations which appear to be underway on land opposite the Broomhall Lane junction with the A38. The Chair confirmed that a planning application had previously been considered and objected to by the Parish Council on the basis that, although within a small cluster, it was in open countryside and outside the expansion area. The application had nevertheless been approved.