



**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
MONDAY 13 JULY 2026 AT 7.00 PM
AT KEMPSEY COMMUNITY CENTRE**

The Chairman welcomed everyone to the meeting and reminded those present of the fire safety procedures.

Prior to commencing business, the Chairman paid tribute to Christopher Gove, who had recently passed away. Members observed his many years of dedicated service to the Parish, particularly his work caring for Ashmoor Common.

PRESENT: - Cllr Waller (Chairman), Cllr Stevens, Cllr Gardener, Cllr Cooke, Cllr Biddle and Cllr White.

IN ATTENDANCE: - County Cllr Allen and District Cllr Harrison
Sharon Dunn - Parish Clerk & Responsible Financial Officer plus two parishioners.

1. **Apologies:** - Cllr Clamp (Personal) and Cllr Varley (Personal) - Accepted.
District Cllr Michael - (MHDC) - Received
2. **Declarations of Interest**
 - a. Register of Interests: Councillors were reminded of the need to update their register of interests.
 - b. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature - None
 - c. To declare any Other Disclosable Interests on items on the agenda and their nature - None
3. **To Consider Written Requests from Councillors for the Council to Grant a Dispensation** (S33 of the Localism Act 2011) - The following written requests were received by the Clerk prior to the meeting: None

PUBLIC QUESTION TIME

Notes from Public Question Time are appended to these minutes.

County Councillor & District Councillor reports were noted.

4. Minutes: The minutes of the Parish Council Meeting held on 8 June 2026 were considered. One minor amendment was agreed to correct a spelling mistake relating to Bromford Housing. Subject to the agreed amendment, the minutes of the meeting held on 8 June 2026 be approved and signed by the Chairman as a true and correct record.
5. Correspondence for Information: - Under General Data Protection Regulations names of identifiable subject/matter withheld
 1. Letter dated 29.06.2026 - Weed Control Community Land - Request to top vegetation to prevent seed spreading onto the adjacent farmed land.
The Chair noted the existence of numerous wild flowers on the land at Pixham Ferry Lane and pointed to their ecological value for wildlife, together with the possible ground nesting of skylarks on the land this summer. He also noted the unauthorised use of the community land by

Action

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the farmer for stationing agricultural equipment and the loss of the boundary marking pegs due to the farmer's cultivation up to the boundary and questionably beyond the boundary. He proposed that the Parish Council informs the farmer that it does not intend to undertake topping works at this present time.

2. Tarmac Clifton Quarry Consultation - Public Consultation from Monday 13th July to Sunday 16th August 2026.
 3. Complaint Letter issued to Morrisons Daily on 10.06.2026 - No response to date but some improvements were noted.
 4. Email dated 15.6.2026 - Asset Information update from MHDC Re: Residents Association – To progress at a later date.
6. Finance
1. Payments listed on both schedules were approved for payment.
The Chairman read out the *additional* payments to be authorised. Particular project invoices linked to completion of works to be verified by the Chairman prior to payment being released.
 2. Monthly Bank Reconciliation Statement - Noted, signed by the Chairman and verified by Cllr Stevens.
 3. Capital Budget - For Information Only
 4. Quarterly Budget Monitoring to June 2026 - Reviewed
7. Committee Report Updates and Proposals: -
1. **Finance & General Purposes Committee:** Cllr Waller
The Chairman reported on the meeting of the Finance & General Purposes Committee held on 3 July 2026, including updates relating to the Pavilion Community Café, refuse collections at the Pavilion, security matters, current projects, Openreach wayleaves, additional CCTV, the fireworks hire agreement, tenants' leases, allotment land registration and Deputy Clerk training.

Project Work

Youth Centre Solar Project - Members noted that the electrical enclosure had now been installed on the new concrete base and that installation of the solar panels was expected to commence during the first week of August 2026.

Pump Track Project

Members were advised that Clark & Kent had agreed to hold their revised contract price until the end of 2026. Malvern Hills District Council have confirmed the full Legacy Grant allocation of £80,000 would remain available.

- a. **RESOLVED:** To authorise the Clerk to sign the funding agreement with MHDC Legacy Grant Scheme for a pump track to be located on the Community Land at Old Road South/Pixham Ferry Lane, when received.

IT Youth Hub Modular Building

The Chairman reported that a Working Party meeting with the appointed contractor, Anmer Construction Ltd, would take place on 17 July 2026 to review the detailed design of the proposed modular building.

Members were advised that the final internal layout and specification would subsequently be considered by the Finance & General Purposes Committee before being confirmed.

- b. **RESOLVED:** To authorise F&GP Committee, in conjunction with the Clerk, to finalise the final specification for the design of the IT/Youth Hub.

Members also noted positive references received regarding the contractor from previous clients.

Allotment Land Registration

Members received an update on the ongoing work undertaken by Mr Geens to establish the historical ownership and documentation relating to the allotment land on Kempsey Common. It was reported that all available documentary evidence had now been gathered and it was considered appropriate to instruct solicitors to proceed with registration of the land.

Clerk

Clerk

Members discussed the historical use of the land and acknowledged the considerable research Undertaken by Mr Geens on the Council's behalf.

- c. **RESOLVED:** That solicitors be instructed to proceed with the registration of the allotment land.

d. Update on Kempsey Pavilion Community Café

Members were advised that the recent spell of exceptionally hot weather had resulted in a temporary reduction in visitor numbers and café income.

Despite lower takings during the previous week, Members noted that:

- Sunday openings had commenced.
- Holiday lunchbox provision would continue during the school holidays.
- A further tabletop/jumble sale was being considered for August.

The Council thanked the Café Manager and the Deputy Clerk for their continued efforts in operating the café.

2. Environment: Chairperson position vacant

It was reported that volunteers continued to water the village planters during the prolonged hot weather.

It was noted that several plants had recently been stolen from one of the timber barrels and that the incident had been reported to the police.

- Working Party: LKWP Update: Cllr Clamp - No report available

3. Community Centres: Cllr Stevens

Members noted that usage of the Community Centre and Youth Centre remained strong.

It was reported that Heartstart training sessions continue to grow in popularity.

Additional community groups are expressing interest in hiring the Youth Centre.

Looking into installing window blinds at the Youth Centre.

The Chairman thanked volunteers who continued to assist with opening and securing the buildings outside normal working hours.

- a. To accept a quotation for security measures at Plovers Rise Playing Fields - **ITEM DEFERRED**

Members received a detailed update regarding proposals to improve security at Plovers Rise Playing Field. The proposals included:

- Installation of heavy-duty removable bollards at the Napleton Lane entrance.
- Replacement of the existing manually operated entrance barrier with an automated timed barrier
- Installation of a permanent height restriction barrier.
- Automatic opening and closing times.
- Vehicle detection safety systems.
- Emergency override facilities.
- Reflective safety markings.
- Appropriate height restriction signage.

Members discussed various specifications including barrier construction, colours, locking arrangements and future maintenance. The Chairman explained that the scheme was intended both to improve day-to-day management of the site entrances and to reduce the risk of unauthorised vehicle access in the future.

It was noted that quotations were still awaited and the item would return to Council once costs had been received.

4. Infrastructure Committee: Cllr Waller

Infrastructure report - Planning application M/25/00408/FUL issues update

Highways. A response to WCC Highway's proposed conditions to the planning application is being finalised. At a brief Zoom meeting on 2 July, KPC's counter proposal to Highways' requirement for a £25k contribution (via a S106 Agreement) to unspecified 'wayfinding' works was discussed with the

MHDC's Planning Case Officer. (Please note, a Google map was circulated at the Parish Council meeting indicating wayfinding routes to access the site, to aid Member discussions). A meeting with the Case Officer to further discuss these and other matters has been arranged for 16 July am.

Exolum. A response is still awaited from the pipeline owners regarding KPC's rejection of their request for KPC to pay all the legal costs associated with Exolum's request for a lease over the ground occupied by the oil pipeline and its protection zone.

KPC's request to Exolum to remove their objection to the planning application remains unanswered. This will be discussed with the Case Officer at the above meeting. Exolum's request that the trim trail at the northern end of the pipeline should cross the pipeline at 90 degrees has been implemented on the site plans, as previously circulated.

Ecology. Revisions to the Arboricultural Impact Assessment, the Landscaping Scheme and the Biodiversity Net Gain (BNG) report, plus the associated BNG metric, have been completed by Blade Landscaping Consultants and submitted to both the MHDC Planning Portal and directly to the Biodiversity Officer. The BNG metric now shows a net gain of 16.07 % of area habitats against a previous BNG of 10.1% and a statutory requirement of 10.0%. The net hedgerow gain remains high at 49.16%. In response to the Case Officer's enquiry, the Biodiversity Officer has assessed the cost of BNG monitoring to the Local Planning Authority of £15,182 to be paid by KPC by means of a formal S106 Agreement. However, the Biodiversity Officer has also suggested that changes to the Landscaping Scheme could result a significant reduction of the fee. A meeting with Blade on 16 July pm has been arranged to discuss this possibility.

Pump track. Clark & Kent Constructors Ltd have committed to maintaining their revised price until the end of this year. MHDC have advised that they will contribute £80k to the final costs and details of the C&K bid and subsequent correspondence have been sent to the Legacy Grant Scheme. A completed funding agreement is expected soon.

MHDC Planning website

The following documents were submitted to the MHDC Planning Portal by Calfordseaden on 23 June. At the time of writing, they have still not appeared at the MHDC Planning website

- K220053-A (0)0101-revP06 - Site Layout - Phase 1
- K220053-A (0)0102-revP08 - Site Layout - Final Phase
- Kempsey Pump Track 3D aerial view
- Kempsey Pump Track design updates v7Apr26
- Kempsey Pump Track design xs sections v16Apr26
- 94-E-RP-PL-346BNG-V2 - Land West of Old Road South Biodiversity Net Gain Report - Kempsey Parish Council 2026
- 284_T_RP_PL_AIA_V3
- 1573-L-D-PL-200_V5 (Sheet 1 of 3)
- 1573-L-D-PL-201_V5 (Sheet 2 of 3)
- 1573-L-D-PL-202_V5 (Sheet 3 of 3)
- Statutory Biodiversity Metric - Land West of Old Road South Kempsey 2026 v2

5. Commons and Recreation: Cllr Cooke

Members noted that a committee meeting would be arranged during late July or early August. A discussion took place regarding the gorse and wildfire risks on Kempsey Common following recent periods of exceptionally hot weather. Members agreed climate change adaption would become an increasingly important consideration in future management of the Common and will be considered in the revision of the Neighbourhood Plan.

6. Planning Committee: Cllr Gardener - The following were discussed: -

Applications

Application M/26/00509/HP to convert an existing garage; construct a single storey infill extension, install a dormer and construct a detached garage (part-retrospective) at Gablet, Napleton Lane, Kempsey

No Objection in principle subject to compatible facing and roofing materials

Application M/26/00759/HP for a single storey extension to front elevation, removal of part of boundary wall and extension of vehicle access at Holly Tree House, 81 Main Road, Kempsey

Objection. Holly Tree House is to the south of The Talbot car park and opposite the Walter de Cantelupe Inn. It is in the Kempsey Conservation Area. This proposal followed a previous application which we objected to and was refused planning permission.

Noting the changes, which is for a simpler design and improved visibility from the car parking, we considered that our previous grounds of objection had not been overcome. These concerned

- i. The fact that vehicles would be on the back edge of the pavement and would need to either reverse into or out of Main Road in a hazardous location.*
- ii. The extension being in front of the building, out of keeping with the house and the conservation area. Furthermore, to improve vehicle visibility, more of the enclosing boundary wall would be removed both losing more of a characteristic feature and further exposing parked vehicles in the streetscene.*

Application M/26/00833/FUL to vary condition 2 of Planning Permission 21/01172/FUL for the redevelopment of former garden centre and associated land for new employment units (Kempsey Ecopark) at Draycott Villa, 23 Main Road, Kempsey

The Ecopark is already under construction and is part occupied. Condition 2 listed the various plans to which the permission applied. This application is to replace most of the plans with different ones, in effect altering the approved scheme.

The most notable changes concerned Blocks B and C, the two yet to be built progressing into the site beyond the café. These would now be largely single storey rather than 2-storey as approved. The application explained that the changes were to meet prospective occupants' requirements. There would be no significant changes to the layout, access or car parking. Since it would reduce the mass, scale and visual impact of the scheme, we had No Objection.

Application M/26/00931/S106 (Associated Application M/22/00967/OUT) to vary requirements of the S106 Obligation to modify the tenure of a portion of the affordable dwellings.

This is the Mill Meadows development. When approved it included 16 affordable homes comprised of social rent (11 units), First Homes (4 units) and shared ownership (1 unit). The proposal is to change the tenure of the First Home units to Discount Market Sale (DMS) housing. The discount would be 30%, which developer suggests would be similar to First Home terms.

The developer had previously reported problems of interesting social housing operators (such as Housing Associations) in taking on the affordable housing because of the small number involved. A previous application to change the tenure of the 11 social rent units has still to be decided. If all approved, only the single shared ownership unit would remain as original

As for the previous application, we had No Objection provided the scheme continues to meet identified affordable housing need in an appropriate form.

Application M/26/00973/HP for a front porch at Hill View, 74A Main Road, Kempsey,

No Objection

Application M/26/00944/HP to install an electric vehicle charger to front elevation of 13 Church Street, Kempsey

No Objection since the charger would be small and not visually harmful in this location in the conservation area. The property is on the back edge of the footway so the connecting cable would need to cross the footway to reach a vehicle parked on the road and would be housed in a protector when in use. Since the pavement here is very narrow and hardly used, we felt that there were no safety issues. However, we do not consider that this should set a wider precedent for similar installations

Planning Appeal

Appeal Ref: 6008572, Application M/25/00323/OUT

Outline application (with all matters other than access reserved for future determination) for the construction of up to 99 dwellings on land at Napleton Lane Kempsey with vehicular access from Bannut Hill.

A Hearing is to be held on 08 September 2026 with written representations required by 16 July 2026.

The committee was informed that Malvern Hills planning officers were considering the extent, if any, to which the decision to refuse planning permission would be defended. This has yet to be confirmed but it was agreed that we 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.

The Chairman thanked Cllr Gardener for the considerable amount of work undertaken for the preparation of the Parish Council's detailed representations at this appeal.

New Tree Preservation Order

It was noted that Tree Preservation Order number TPO 751 (2026) for an Oak and Hornbeam tree at Cleeve Oak, Brookend Lane, Kempsey has been confirmed.

Community Infrastructure Levy (CIL) Statement of Modifications

The amended Draft Charging Schedule has been submitted for Examination. It was decided that it is not necessary for the Parish Council to be heard by the Examiner.

Any Other Business.

- The unauthorised fence at 1 Centurion Drive, Kempsey remains in place despite the enforcement notice M/ENF/24/0320 now being in effect. It was agreed that MHDC Enforcement is to be contacted again for a further update and a request to pursue the removal of the fence.
- We are concerned about the deteriorating listed building, Park Cottage on Old Road North, and the Wooden Chapel in Kerswell Green. Previous reminders to the conservation team had not received a response and the condition of the buildings appears to be worsening significantly. An enquiry is to be made to the conservation team requesting a position update.

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Cllr Biddle referenced the Designated Green Spaces for inclusion when the Neighbourhood Plan is reviewed.

8. Policing Priorities - Request for three priorities for the period July - December 2026.
The three priorities were agreed as follows: -

- Anti-social behaviour at the Rocky
- Illegal parking on pavements in Post Office Lane during school pick up/drop off times (this is pending a Traffic Regulation Order), Church Street and Christina Close at the pinch point.
- Dangerous and illegal parking at the shop during opening times.

Cllr White agreed to undertake a police meeting during the summer period.

9. Chairman's Report: Cllr Waller
 - Kempsey Times - Deadline 15th July 2026

10. Date of next meeting: Monday 10 August 2026 at 7.00pm at Kempsey Community Centre

Meeting Closed at 9.12 PM

Signed Chairman..... Date

Standing Orders were adjourned.

PUBLIC QUESTION TIME

A resident advised Members that a new manager had recently been appointed at the Morrisons Daily store and reported that the entrance appeared much cleaner, expressing optimism that standards would improve.

Simon Bott reported on the recent planting of the village planters and thanked Nuyards Garden Centre for their generous donation of compost following a delivery error. Thanks, were also extended to Susan Bott for organising the planting displays. The importance of maintaining the timber barrels was highlighted.

A resident addressed the Council regarding an incident at Plovers Rise Playing Field involving Scouts using an open fire during the recent period of exceptionally dry weather.

The resident expressed concerns regarding fire safety, risk assessment and the potential for fire to spread during current weather conditions. Members confirmed the matter was already being investigated following reports received. It was acknowledged that the fire had been contained within a fire bowl; however, Members agreed the current conditions warranted immediate consideration of a temporary prohibition on fires. The Council also agreed to review its hire agreements and consider introducing a formal policy regarding open fires on Parish Council land. The Chairman thanked the resident for bringing the matter to the Council's attention.

District Councillor David Harrison – Nothing to report

County Councillor Martin Allen

Good evening.

COUNTY MATTERS:

A38 MAIN ROAD, KEMPSEY OVER NIGHT ROAD CLOSURES

It had been announced that between 13th of July and the 24th of July, the Main Road in Kempsey will be closed for 3 nights between 1900 and 0600 from the junction of Post Office Lane to the junction of Derrington Gardens. This is for resurfacing work.

This work is not now going ahead.

TARMAC QUARRY PUBLIC CONSULTATION

From Monday 13th of July until Sunday 16th of August, Tarmac will be holding a public consultation about their plans to transport extracted materials from the Eastern Side of the A38 to their plant on the Western Side.

On Tuesday 14th of July between 1400 and 1830 residents will be able go to the public exhibition at Clifton Quarry and see for themselves Tarmacs proposal.

Tarmac already has planning permission to move the material via an underground conveyor system; however, they now claim that is too expensive and they now seek permission to move the material via trucks over the A38, with up to 100 movements per day. The risk of draining Ashmoor Common is a fundamental threat to a SSSI site.

#10685 POST OFFICE LANE ADDITIONAL STREET LIGHTS TO BE INSTALLED.

Following a number of incidents last winter, I have requested that additional street lighting be installed at the top of Post Office Lane. A number of children go to and from Sallowbed Way to Kempsey's school and I feel it is vitally important that more lighting is installed as soon as possible.

The 2 additional Lights will cost between £7 and 8K, I am happy to fund this from my Highways Fund. I have asked Officers to proceed with this as fast as is possible.

#10790 Footway request on Post Office Lane.

15/05/26 A topographical survey is going to be undertaken here re the feasibility of installing a new footway. I have spoken to the owner of Hazeldene to make sure he is aware that he will need to provide evidence to WCC of any claim made to ownership of the land.

BRANCHES OVERHANGING AND TOO LOW AT THE FORD

I emailed Sharon on the 9th of June that when WCC Officers and I visited the Ford it was found that the branches from the trees in the Rocky were overhanging the footway and were too low.

#12046 REQUEST FOR INSPECTION OF THE BRIDGE AT THE FORD, CHURCH STREET.

Following my request for Highways to inspect the bridge, I have received the following:

Good morning, Martin,

The structures team have reviewed the information provided along with the last inspection report from August 2025 and have confirmed the photos show minor cracking and mortar loss. The team also confirmed that some minor longstanding radial cracking is present through the arch barrel brickwork which is common on this form of construction. The structure has a hard invert and there are no signs of undermining/scour or settlement.

The structure continues to be inspected in accordance with national guidelines, and we currently have no structural concerns, the minor defects noted will be assessed again at the next inspection cycle where any potential maintenance actions will be reviewed.

Kind regards

Tanya

ST MARY'S CHURCH FETE

Finally, wasn't it a fantastic Church Fete at St Mary's, can I just thank everyone involved.

Warmest regards

Martin Allen

Questions/Comments

The Chairman suggested devising a Hedge Cutting policy - To clearly outline landowners Responsibilities.

Standing Orders were reimposed