



PARISH COUNCIL
Kempsey

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 AUGUST 2026 AT
7.30 PM AT KEMPSEY COMMUNITY CENTRE**

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

IN ATTENDANCE: Claire Witton - Deputy Clerk, plus 3 members of the public

1. Appointment of Committee Chairperson – Cllr Gardener was appointed as Committee Chairperson

2. Apologies: Cllr Cooke for personal reasons

3. 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.

4. Minutes:

Having been previously circulated, the minutes of the Planning Committee meeting held on 06.07.2026 were signed as a true and accurate record.

Matters Arising:

- The unlawful Centurion Drive fence has yet to be followed up with MHDC Enforcement.
- Deteriorating heritage assets at Old Road North and Kerswell Green were noted as a matter to be covered later under AOB.
- It was reported that the Holly Tree House Application M/26/00759/HP was proposed to be approved but without an input from the MHDC's Heritage section. That has now been received which includes an objection to the removal of the boundary wall because of harm to the conservation area and the setting of the nearby Grade II listed Talbot public house. In view of that the outcome of the application remains uncertain.

5. The following planning applications were considered:

Planning Application No: M/25/01386/CCO Associated Ref:13/00656/OUT

Location: Land At (Os 8571 5128), Bath Road, Broomhall

Proposal: Discharge of condition 9 (Design Principles) of planning permission 13/00656/OUT

Comments: The committee reviewed the revised Site-Wide Design Principles, noting that the July 2026 version is marked Final and the differences from earlier Draft version identified in the applicant's accompanying explanatory letter. For the most part, the changes do not change our previous comments submitted in October 2025, most notably the excessive building height proposed within the setting of the Grade II Clerkenleap Farmhouse (4.2 building Height & Scale).
In addition:

- i. We note the revised Phasing & Delivery plan at page 10 (not 5 as stated on page 6 of the 'changes made...' letter). We welcome the new inclusion of the site to the east of the A38 and south of the proposed Distributor Road in Phase 1B which should allow the Bromford North site (Planning

- Permission 21/01217/FUL) to be linked through Hopfields rather than directly onto the A38 as temporarily allowed.
- ii. We acknowledge the inclusion of Section 8 Employment Area. Although not within Kempsey Parish, we are concerned at the large employment units indicated in the Illustrative Masterplan, particularly close to Crookbarrow Way. At this point the road is in a cutting and the site is elevated above it. Buildings of this scale close to the road would be dominating and overbearing. They would detract immensely from the extensive and attractive vista currently afforded from Whittington and the road across the Severn Valley and to the Malvern Hills. It is a particular anomaly since elsewhere emphasis has been added to incorporating views of the wider landscape, particularly the Malvern Hills (4.1 Key Views and Landmarks).
 - iii. We would also point out that the Illustrative Masterplan at 8.5 Landscape Strategy is out of scale with the background which places further away from Crookbarrow Way and alongside the housing developments to the south. Simple comparison of the houses shown and the size of the illustrated units will show that the imposed Masterplan is too small.

Planning Application No: **M/26/00692/LB**

Location: Cedar Cottage Kerswell Green Worcester WR5 3PF

Proposal: Localised repairs to the timber frame and replacement of a brick infill panel on the rear elevation with a wood-fibre-backed, lime-plastered infill panel

Comments: The application is within Severn Stoke Parish and therefore not discussed.

Planning Application No: **M/26/00901/CCO**

Location: Land At (Os 8550 5099) Bath Road Broomhall

Proposal: Discharge of condition 20 (Noise Mitigation) of planning permission 21/01217/FUL

Comments: We would reiterate the comments made at application stage when it seems the same noise assessment and mitigation proposals were made in support of the proposal. However, we are concerned that the 2m acoustic boundary fence proposed to the north of the apartment block 1-6 (Figure F.7: Key garden boundary treatments) would require the removal of the boundary hedge, contrary to the illustrative landscape scheme. This should be avoided.

Planning Application No: **M/26/01119/CCO**

Location: Land At (Os 8550 5099) Bath Road Broomhall

Proposal: Discharge of Condition 21 (risk assessment, site investigation and remediation scheme) of planning application 21/01217/FUL

Comments: No comments.

FOR REFERRAL TO MHDC PLANNING COMMITTEE 5 AUGUST 2026:

Planning Application No: M/26/00225/FUL

Location: Little Brookend Farm, Brookend Lane, Kempsey, Worcester, WR5 3LF

Proposal: Change of Use and Conversion of Agricultural Buildings to One Residential Dwelling and Outbuilding

It was confirmed that the Chairman would attend the Northern Area Planning Committee meeting to make representations.

Planning Application No: M/26/00425/HP

Location: The Laurels, Kerswell Green, Worcester, WR5 3PE

Proposal: Erection of an annex outbuilding

It was confirmed that the Chairman would attend the Northern Area Planning Committee meeting to make representations.

To consider and comment on updates on the following applications:

Planning Application No: **21/02274**

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

Proposal: Erection of 79 dwellings including access from Bath Road

Description of documents published: DoC 27 - CEMP BNG V2.pdf

Comments: The updated Construction Environmental Management Plan was noted but we seriously question the purpose of it at this late stage when construction of the development is already well advanced.

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

Location: Broomhall Bath Road Broomhall Worcester WR5 3HS

Proposal: Full planning application for the erection of 44 affordable homes, including associated vehicular access, car parking, landscaping and other associated works

Comments: The committee welcomed confirmation that the existing accesses onto Broomhall Lane are to be permanently closed off and the gaps infilled. However, this should be with tree/hedgerow planting rather than fencing, as intimated, in order to reinforce and respect the rural character of the lane. However, we repeat our objections to the inadequate landscape buffer proposed along Broomhall as required by SWDPR 68A xv.

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

Planning Application No: **M/25/01398/RM**

Location: Land At (Os 8571 5128), Bath Road, Broomhall

Proposal: Infrastructure comprising southern landscape buffer (Crookbarrow Woodland link)

Comments: We noted that the application, which had previously included principal highways to serve the Hopfields development and local centre from both Norton Road and the A38, is now limited to the woodland link alone. In that regard we confirm our previous comments, particularly the concern for the abrupt emergence of 5 footpaths from the woodland buffer onto Broomhall Lane and another onto Norton Road from Norton Fields Landscape Character Area. Neither road have footways or significant verges to provide safe refuge.

In addition, we are concerned that other important parts of early infrastructure have been removed from the application and the implications this might have for delays in the development coming forward to contribute to the 5-year housing land supply and the primary school required to support the development.

7. Any Other Business:

- **Saxon Meadows** – The Chairman provided an update on the lack of maintenance issues at Saxon Meadows, noting that MHDC Enforcement felt the best way forward was to ensure that the approved maintenance plan is carried out. The planned maintenance cycle is recurring and does not expire. The next scheduled grass cutting is in September and will be checked.
- **Park Cottage, 6 Old Road North and The Old Chapel, Kerswell Green** – The deteriorating condition of these heritage assets has been a matter of concern for some time. Previous contacts with MHDC conservation offices had not resulted in any action. Following action by District Cllr Harrison, the Chairman reported on an update now received from the Heritage Team. The chapel is not listed and powers are not available to take action. In respect of the listed Park Cottage, difficulties and consequences of serving a repairs notice had been set out. These are partly because of the costs involved, which could fall on the Council, and partly because of the fact that the cottage is occupied. However, discussions are taking place between the Heritage Team and the Enforcement section.
- **Napleton Lane** – The Chairman reported on a letter from the Director of Planning and Infrastructure setting out the Council's position in respect of its appeal case. He states that the Council is not declining to defend the recently adopted SWDPR but, while the proposal is contrary to its Spatial Strategy and there is some landscape harm and harm from the loss of agricultural land, the officers consider that the benefits of market and affordable housing outweigh those factors. Nor, having taken further advice, does they consider that the reasons for

refusing the application can now be substantiated to the extent that they alone justify refusing planning permission.

The meeting closed at 9:30pm

Next Meeting: 7 September 2026 @ 7:30pm

Standing Orders were adjourned.

PUBLIC QUESTION TIME

- Questions were raised about extensive archaeological or ground works on the A38/Welbeck-related site (Hopfields), including concerns about clearance, topsoil removal and the absence of detailed planning permission for the works being discussed.
- Members discussed possible inclusion of “The Oaks” landscaped space as a Local Green Space to be conserved in a future review of the Neighbourhood Plan. It was noted that an area called The Oaks already has Local Green Space status in the current Neighbourhood Plan.
- Concerns were raised about the Napleton Lane appeal, including whether Malvern Hills District Council would defend the appeal using the recently adopted SWDPR and 5YHLS position. Members were informed that district councillors and the parish had sought an explanation. While the matter was not on the forthcoming Northern Area Planning Committee agenda, further information would be given (see AOB).
- The Committee was informed that residents had received late or delayed notices informing them of the arrangements for the Napleton Lane appeal. The committee considered the short response window unacceptable, particularly where notices dated 14 July 2026 had reportedly arrived after or very close to the 17 July 2026 response deadline.