MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 OCTOBER 2026 AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE

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

IN ATTENDANCE: Claire Witton - Deputy Clerk, District Cllr Harrison

1. **Apologies received:** 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 Planning Committee meeting held on 07.09.2026 were signed as a true and accurate record.
   Matters Arising: NONE

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

Planning Application No: **M/26/00904/S106**
Location: Land At (Os 8571 5128), Bath Road, Broomhall
Proposal: Request under section 106A of the Town and Country Planning Act 1990 to modify the requirements relating to legal agreement dated 17th October 2022 associated with planning permission ref.no.13/00656/OUT
Comments: The Committee supported, in principle, the appointment of an independent body to review the Financial Viability Appraisal. However, it noted that the cost and scale of the required infrastructure remained unchanged and considered that the outstanding balance of £19,283,728.00 should not be met from public funds.

Planning Application No: **M/26/01321/HP**
Location: 2 Brookend Lane, Kempsey, Worcester, WR5 3LA
Proposal: First floor extension over existing garage, extension and alterations to front dormer, new cladding to existing dormers, and alterations to lower ground floor elevations.
Comments: No objection subject to careful consideration of materials

Planning Application No: **M/26/01339/RM**
Location: Land At (Os 8571 5128), Bath Road, Broomhall
Proposal: Reserved matters application for Residential Phase 1b and Clerkenleap River Park (G1b, and G1d) including the development of 246 dwellings, including appearance, landscaping, layout and scale, pursuant to outline application reference 13/00656/OUT (which included an Environmental Statement as an EIA application)
Comments: Members noted several matters of concern:

- The roundabout and access from the A38 was removed from the infrastructure reserved matters application and approval and not included in this application. Currently the site does not have an access.
- The impact of 3-storey apartment blocks (facing onto the A38 roundabout) on setting of the Listed Clerkenleap Farmhouse.
- Missing details of the apartment blocks.
- No connection to the pedestrian crossing provided by the Bromford scheme and shown on the layout.
- Connection of the Bromford scheme through this phase of development so that the 'temporary' access onto the A38 can be closed.
- The southern aspect of the development gateway from the A38 lacks green space, and should mirror the northern aspect.
- Reassurance that the bypass culvert from Broomhall Brook to the Rover Severn be in place as referenced in the Approved Drainage Strategy for Phase 1
- Further understanding regarding the foul drainage temporary connection.
- Extensive on-street car parking.

FOR INFORMATION ONLY:

Planning Application No: **M/25/00408/FUL**
Location: Land At (Os 8482 4850) Pixham Ferry Lane Kempsey
Proposal: Proposed Community and Sport Centre to be built with on site car parking. Two 11 a-side football fields, 7 a-side football field, 5 a-side football field, skate park, pump track and a play area. Passing bays are also provided on Pixham Ferry Lane.
Application APPROVED

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)
Application APPROVED

Planning Application No: **M/26/00854/FUL**
Location: Stanhurst, Fox Lane, Green Street, Kempsey, Worcester, WR5 3QD
Proposal: Subdivision of bungalow and land to form 2 separate dwellings each with independent vehicular accesses.
Application APPROVED

Planning Application No: **M/26/01136/ADV**
Location: Land At (Os 8571 5128), Bath Road, Broomhall
Proposal: Erection of 2 single sided sign boards on posts, advertising the future development of the site (Retrospective).
Application APPROVED

Planning Application No: **M/25/01538/S106**
Location: Land At (Os 8568 4948), Brookend Lane, Kempsey
Proposal: "Request under section 106A(1)(a) of the Town & Country Planning Act 1990 to modify the requirements of the legal agreement dated 7th May 2024 associated with planning permission M/22/00967/OUT to change the tenure of the 11 units from Social Rent to Discount Market Sales Housing and 1 Shared Ownership Unit to Discount Market Sales Housing.
Application APPROVED

Planning Application No: **M/26/00931/S106**
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 7.5.24 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.
Application APPROVED

Planning Application No: **M/26/01000/HP**
Location: 153 Main Road, Kempsey, Worcester, WR5 3LH
Proposal: Replace existing conservatory with single storey rear extension & existing garage with a prefabricated timber clad garage.
Application APPROVED

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

   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.
   Description of documents published: Engrossment S106 Agreement
   Comments: The committee noted the update.

6. To discuss any additional plans requiring comment up to the date of this meeting.
   NONE

7. Any Other Business.
   NONE

The meeting closed at 9:15pm

Next Meeting: 2 November 2026 @ 7:30pm

Standing Orders were adjourned.

PUBLIC QUESTION TIME

Cllr David Harrison requested a copy of the suggested street names for the Mill Meadows development on Brookend Lane.