MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 12 OCTOBER 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.

PRESENT: - Cllr Stevens (Chair), Cllr Gardener, Cllr Cooke, Cllr Biddle and Cllr Varley.

IN ATTENDANCE: - District Cllr Harrison
Sharon Dunn - Parish Clerk & Responsible Financial Officer plus five parishioners

1. **Apologies**: - Cllr Waller (Personal) and Cllr White (Personal)– Accepted
   County Cllr Allen (WCC Budget Meeting) and District Cllr Michael (Malvern Hills Trust Meeting) - 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

Action

PUBLIC QUESTION TIME
Notes from Public Question Time are appended to these minutes.

County Councillor & District Councillor reports were noted.

4. Minutes: Having been previously circulated, the minutes of the Parish Council meeting held on 14.09.2026 were signed as a true and accurate record.

5. Correspondence for Information: - Under General Data Protection Regulations names of Identifiable subject/matter withheld
   1. Documentation relating to Firework Event - Saturday 7 November 2026 at Plovers Rise. The Council received an update on arrangements for the forthcoming fireworks event. Planning and organisation were progressing. Some issues remained concerning toilet arrangements. A temporary traffic diversion application had been returned by Worcestershire County Council. No major obstacles in relation to the event anticipated.

6. Finance
   1. Payment of accounts as per schedules were authorised.
   2. Monthly Bank Reconciliation Statement - Received with no concerns raised.
   3. Capital Budget - For Information Only
   4. Quarterly Budget Monitoring to September 2026 - Reviewed

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7. Committee Report Updates and Proposals: -

1. Finance & General Purposes Committee: Cllr Waller
The committee did not meet this month due to time pressures. However, work continued on the following projects as below.

1. Energy efficiency improvements - Youth Centre
Security of the electrical enclosure has been improved by the fitting of two padlocks. The internal fire and entry alarm is also now operational. Authority to export electricity to the National Grid has been received and options for using the Sigenergy Smart App supplied with the system to maximise revenue are being investigated for future discussion at Council. The MHDC Legacy Grant Scheme (LGS) have recorded the project as complete though we have yet to receive the LGS funding acknowledgement plaque. Cutting back of the prolific sycamore regrowth on the southern boundary will be undertaken during winter. A meeting is planned with a parishioner volunteer to progress the associated biodiversity project.

2. Youth and IT Hub
The groundworks for the modular building have been completed but required the building to be moved further towards the southern boundary to achieve a sufficient fall on the drain running to the manhole adjacent to the west wall of the Youth Centre. The soakaway for rainwater from the roof will now be site away from the hedgerow on the southern boundary. Enlargement of the accessible toilet has been required by Building Control with some loss of space in the storeroom. Work on site resumes next week. The type of furniture and the arrangements for internet access remain to be decided.

3. Pump track - Please see the Infrastructure report.

4. Pavilion refurbishment - KPC funded
The drought this summer has resulted in the leaking pavilion roof being less of an immediate issue but moving into winter remedial works will again become more urgent. Despite repeated efforts by the Parish office to obtain quotations for the work, only one has been received. The proposal is to remove all of the eight existing roof lights from both aspects of the roof and seal, batten and tile seven of the spaces with matching roof tiles. The opening roof light above the café to be replaced with a new roof light with an electrically powered remotely operated opening. This will make the building watertight with internal making good and refurbishment to follow.

5. Rocky Bridge
Awaiting completion of the documentation in addition to the quotations to progress the delivery of the funding.

a. Proposal to authorise the Clerk to sign a Contract to employ Clark & Kent Contractors to design, supply and construct a pump track to be sited on community land at Old Road South / Pixham Ferry Lane, Kempsey.
Members noted the original contract required further work and a revised contract had been prepared - **ITEM DEFERRED** pending completion and review of the revised contract.

b. Update on Kempsey Pavilion Community Café
Consistent sales, with Sunday trade growing incrementally.
Volunteer support has improved with a new volunteer having started, taking the number to 12.
Compliance follow-up has improved, although further work is required to establish an effective ongoing compliance process with third part users.
Worcestershire Wildlife are expected to attend during half term with a stand and wildlife activity sheets and themed cakes.
Stock losses included <£20, after the small fridge was accidently turned off by a volunteer and four boxes of crisps that were out of date and stale.
A request to expand the food offer was declined at this stage because of the additional work load and complexity for volunteers. The proposal is to be revisited next Spring. In the meantime, bacon sandwiches will be introduced to the Sunday menu.

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c. Pavilion Roof Repairs – Members noted that repairs had become more urgent ahead of winter. Despite repeated efforts to obtain competitive quotations, only one has been received. The proposed work was intended to make the roof watertight by removing the existing skylights, but retaining a replacement electronically operated skylight above the café.
RESOLVED: To accept a quotation to carry out repairs to the roof of the Pavilion at the Plovers Rise Sports Fields at a cost of £10,900 plus VAT from Rhino Roofing Ltd. — Clerk

2. Environment Committee: Chairperson position vacant.
- Love Kempsey Working Party (LKWP) Update

Cllr Stevens reported that the site for a proposed picnic area at the Rocky had been inspected and was considered suitable. Two fallen trees need removal from this area, and a contractor has been approached to assist.
Arrangements for the Christmas Tree lighting event are progressing. The event was announced for Saturday 5 December 2026 at 5.45pm
A site visit was planned to inspect the zip wire at Callow End playing field.
Members expressed thanks to Worcestershire County Council Highways for cutting back the conifer trees at Darwin Close.

3. Community Centres Committee: Cllr Stevens
The Council received an update on the proposed replacement and redistribution/disposal of chairs at Kempsey Youth Centre.
a. The council considered quotations for the replacement of a fire door at the nursery entrance at Kempsey Community Centre. The existing door was in poor condition and beyond repair.
RESOLVED: To accept a quotation to supply and install a new fire door from Spa Fire Doors for £1425 which included a vision panel and associated components. — Clerk

4. Infrastructure Committee: Cllr Waller

Planning application
KPC's planning application M/25/00408/FUL validated at the MHDC Planning website on 19 March 2025 was finally determined on 28 September this year. Planning permission has been granted for the Final Phase, which encompasses what was originally conceived as a series of additions to the First Phase.

There are 24 conditions to be satisfied though with scope for mitigation particularly around the Drainage strategy reporting requirements. Most of the time-consuming work to satisfy Highways concerns will be needed prior to the construction of the multi-functional sports hall, but not prior to Phase 1 or the pump track construction.

We are indebted to Lee Walton, as Planning Case Officer for this planning application, for his support for this important community project and also to Calfordseaden for their support throughout the process including expediting last-minute additions to the site plan and clarifying the issues with drainage at the site.

Archaeology
The ITQ previously circulated for comment has been finalised and forwarded to three consulting companies for their responses.

Ecology
The S106 Agreement for Biodiversity Net Gain monitoring was finalised prior to the granting of the planning permission thanks to MHDC Legal expediting the process.

Work has started on the required Badger Monitoring and Mitigation Strategy and two further reports – an Ecological Mitigation, Compensation & Enhancement Scheme (EMCES) and a Habitat Management & Maintenance Plan (HMMP) being undertaken by Blade Ecology Ltd, based in Worcester to discharge the ecology pre-commencement conditions attached to the planning permission.

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The badger study involved setting up cameras to monitor current badger activity, with some difficulty which has contributed to a delay in the completion of the work.

Pump track
The MHDC Legacy Grant Scheme has confirmed that the requirement to have planning permission for the pump track has been satisfied and transfer of the funds to KPC is expected in the coming week.

The draft contract received from Clark & Kent Constructors is being replaced by a more comprehensive document from KPC. Work on the site cannot commence until the above ecology conditions above have been discharged but there is no restriction on work commencing due to archaeological investigations. The contractor will need to submit and have approved by MHDC Planning a Construction Traffic Management Plan prior to work commencing but it appears that there will be no requirement to request road closure or traffic diversion measures from WCC Highways which might otherwise delay the construction timeline.

The pre-use conditions applying to the passing bays and the construction of the main site entrances will prevent access to the pump track from Old Road South and across the site. Until such time as these entrances can be used in compliance with the conditions; the proposal is that the pump track will be temporarily fenced off from the rest of the development and accessed from Pixham Ferry Lane (western section).

There is a requirement to fence the northern boundary of the site prior to 'occupation'. Already part fenced, this work can easily be accomplished prior to first use of the pump track. Consideration will also need to be given to fencing the hardstanding.

Publicity
KPC has not authorised or contributed to the publicity on the planning permission that has appeared in the media. The proposal is to await signing of the above contract for the pump track works and then to publicise the milestone by leading on the delivery on the pump track.

Next steps
In addition to the above, these include contacting Taylor Wimpey regarding the passing bays and site entrances, deciding on the format of tenders for the Phase 1 buildings and the sport pitches, carrying out tenders to assess the funding shortfall and drawing up a revised timeline to Phase 1 completion. KPC will also need to give consideration to the appointment of a project manager to oversee these activities.

5. Commons and Recreation Committee: Cllr Cooke
New fencing and a central gate have been installed on the back common at Kempsey Common to help prevent livestock escaping onto the road.
Following an inspection at Kerswell Green, it was confirmed that a problematic electric fence had now been removed. This had caused some ground disturbance, but the area was expected to recover.
Draft simplified lease agreements for football and cricket are to be considered at the next Commons & Recreation Committee meeting due to take place on Thursday 15th October 2026 at 10.30am.

6. Planning Committee: Cllr Gardener

Applications considered

Application: **M/26/00904/S106**, 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 on land at Bath Road, Broomhall (Formerly referred to as the Welbeck Land, now known as Hopfields)

The request is for substantial reductions of the developer financial contributions required by the S106 Agreement entered into as part of the grant of the Outline Planning Permission. The contributions were for various infrastructure works and services including highways, health, primary and secondary

education. They amounted to over £35.2 million. However, they are index linked so that they have consequently increased by a further £6.8 million and it is predicted that a further £18 million would be added by the completion of the development.

The applicant, new owners, Vistry, have commissioned a Financial Viability Appraisal (FVA). This question the viability of the scheme and suggests that it can afford only £22.7 million. On that basis some £19.3 million should be removed. This would be a real terms reduction of both the original sum and the loss of the indexation. Further indexation should also be frozen. It would be for the Councils to decide how this would be apportioned between the various infrastructure and services. The commitment to providing 20% affordable dwellings would not be affected.

Further justification was that the lack of viability would reduce the deliverability of the houses and thereby the contribution of the scheme to the rolling 5-year housing land supply.

Committee agreed to submit concerns at the implications of this request, particularly that the need for the infrastructure and services generated by the development remained and the cost of providing them would inevitably increase. There is no suggestion how the shortfall could be made good and would necessarily require public funding, thereby subsidising the development. This we felt to be unreasonable, noting that Vistry had acquired the site recently knowing of the S106 requirements.

Application: **M/26/01321/HP** for a first-floor extension over and existing garage together with and extension and alterations to a front dormer at 2 Brookend Lane, Kempsey:

Committee had No objection subject to careful choice and use of facing materials.

Application: **M/26/01339/RM** for Residential Phase 1b of the Hopfields development including 246 dwellings and the Clerkenleap River Park, pursuant to outline application reference 13/00656/OUT on land at Bath Road, Broomhall.

Although there has been an earlier Reserved Matters application for Hopfields, this is the first to include the delivery of houses rather than Infrastructure. Although it is for Phase 1b, the phasing of the scheme has undergone various changes. This version of Phase 1b has sites both north and south of the Main Road, which is the access to the local centre from the A38 and Norton Road. As such, it now has a layout which abuts the Bromford housing scheme with its 'temporary' access to the A38. Seemingly, connection to the scheme and closure of the temporary access is now possible.

Clerkeneleap River Park is one of 5 key Landscape Character Areas, part of the Green Infrastructure for the whole scheme. One other, Crookbarrow Woodland Walk along the north side of Broomhall Lane, has already been approved in detail. Clerkenleap River Park follows the Broomhall Brook, part of the catchment of Hatfield Brook which flows through the village. Extensive surface water storage is proposed in the 'park and has implications for what might happen downstream.

Committee, while welcoming housing coming forward at last from this part of the Worcester South Urban Extension, identified a number of issues, notably:

i. Assurances that provision is being made to allow the Bromford scheme to access via Phase 1b.
ii. Assurances that the storm water by-pass culvert to take excess run-off from Broomhall Brook direct to the River Severn, and so mitigate against flooding downstream including in Kempsey, is still committed to being in place as part of Phase 1.
iii. The impact of 3-storey apartment blocks and houses on the setting of the Grade II listed Clerkenleap Farmhouse.
iv. Lack of pedestrian connectivity from the development to the west side of the A38, particularly to the Toucan A38 crossing to be provided by the Bromford scheme.
v. Similarly, the lack of significant footpath/cycleway on the west side of the A38 to encourage use of the Carrington Bridge underpass rather than negotiating the Ketch roundabout system.
vi. Car dominated street frontages, notably for the affordable housing part of the scheme.

Action

8. Chairman's Report: Cllr Waller
November Kempsey Times - The deadline for the next contribution is 15th October 2026

Date of next meeting: Monday 9 November 2026 at Kempsey Community Centre
However , there is intention to hold an Extra Ordinary Meeting prior to this date, subject to councillors' availability and quoracy, to address matters of an urgent nature.

Meeting Closed at 8.27 PM

Signed …… Chairman……. … Date

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Standing Orders were adjourned.

PUBLIC QUESTION TIME

Public questions focused on unresolved road adoption, development maintenance, tennis court lighting and community improvements.

The Grove off Windmill Lane, Kings Hill – Road Adoption
Main concern: Residents reported ongoing delays in completing and adopting the estate roads, despite the development having been occupied for more than four years.

- Major road works were undertaken approximately a year earlier, including raising manhole covers and resurfacing preparations, but the final road surfacing remains outstanding.
- The housing developer and Worcestershire County Council Highways are involved in resolving the outstanding technical issues.
- The main obstacle concerns the gabion retaining walls, which must meet highway standards before the road adoption process can be completed.
- A Section 38 agreement is required for road adoption, with Section 278 works also referenced in the discussions.
- Conflicting information was reported about which retaining walls require modification and whether technical approval has been secured.
- Residents expressed frustration at being passed between organisations, the repeated delays and the potential impact on property values and saleability.
- Concerns were also raised about money spent on landscaping and planting that subsequently died or was removed during maintenance.

District Councillor Harrison

- Reported that the matter remains under investigation with the District Council's Enforcement Officer who had confirmed that the development remains in technical breach of planning condition 13.
- A further update has been requested from the developer.
- Cllr Harrison will share future updates with the Parish Council and affected residents.
- The issue will be recorded in the meeting minutes to maintain visibility.

Tennis Court - lighting
Residents requested an update on complaints about light spill from the tennis court.

- Light shields/filters had reportedly been fitted to the lights to help disperse or reduce light affecting neighbouring properties.
- The Parish Council had received no further complaints and therefore had assumed the issue had been addressed.
- A resident indicated that concerns remained and questioned whether the lighting complied with the original planning permission.
- The Tennis Club had been asked to provide a lighting plan showing the extent and spread of illumination, including its impact at a distance from the courts.

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Saxon Meadows – open spaces and maintenance
Concerns were raised about the maintenance of land on the Saxon Meadows development.

- Some grassed plots had reportedly not been cut as expected, despite an apparent twice-yearly maintenance arrangement.
- Overgrown hedges were obscuring the village's electronic information sign.
- Responsibility for the hedges and open spaces was unclear to residents. Certain maintenance responsibilities rest with individual landowners rather than the County Council or Parish Council.
- Residents were advised not to cut back hedges without confirming ownership and responsibility, owing to the risk of causing damage to someone else's property.
- The matter had been raised with the District Council's enforcement officer, but a response was still awaited.

The discussion also highlighted wider concerns about the long-term maintenance of open spaces on new housing developments.

New development maintenance agreements
The council discussed concerns about management arrangements for open spaces on new developments, including the development Mill Meadows at Brookend Lane.

- A maintenance contract reportedly covered the first 12 months.
- Questions were raised about what happens after that period and whether a management company would take over, with costs potentially falling to residents.
- Members discussed the need to check the management plan and the relevant Section 106 planning obligations.

Daffodil planting and community involvement
A Parishioner reported that preparations for the community daffodil-planting initiative were complete.

- Bulbs had been divided into manageable quantities for distribution.
- Volunteers were being encouraged to plant bulbs around the parish, including along the Main Road.
- Distribution was planned for Friday, coordinated with the community café to encourage participation.
- Additional planting locations were discussed, although some roadside land falls under County Council ownership and may need to be considered for a future phase.

The initiative is intended to improve the village environment and encourage community participation.

General concerns about housing developers
Residents and councillors raised wider concerns about developers failing to deliver promised infrastructure and facilities on time.

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County Councillor Martin Allen

COUNTY MATTERS:

BATH ROAD LANE CLOSURES
Please see below work that is going to be undertaken on the Bath Road, Worcester opposite the Toby Carvery from the 24th of October to 8th November 2026. Various lanes will be closed while the work is undertaken.

HEDGE AT DARWIN CLOSE/PLOVERS RISE
I am very pleased that Highways have at my urging sent a contractor to cut the hedge back.

COUNTY HALL FOR SALE, SHRUB HILL QUARTER OPTIONS
County Hall is now for sale, with the price available on application. The NHS was asked whether it wished to purchase some or all of the land but emphatically declined.

However, discussions are under way with the NHS about establishing a new Community Diagnostic Centre in the Shrub Hill Quarter on land owned by WCC. The centre would provide easier access to tests, scans and diagnostic services, helping to reduce pressure on hospitals and shorten waiting times.

LOCAL GOVERNMENT REORGANISATION
There has been no further news, but many rumours.

PEAR TREE FIELDS GENERAL PURPOSE WASTE BIN
Have you yet received a reply to the letter you sent to the landowner?
(No response to date from the landowner granting permission – this will be followed up)

BANNUT HILL PLANNING APPEAL
I have not heard anything as yet.

Standing Orders were reimposed

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