

MEETING OF KINGTON & DORMSTON PARISH COUNCIL
 Clerk Lisa Cope Tel- 07773793185 Email kndparishcouncil@gmail.com
 Walcote, Top Street, Charlton, Worcs WR10 3LE

Held in Kington & Dormston Village Hall
Thursday 26th August 2025 at 7:30pm

Present:

Cllr P. Collins (Chair)	Cllr S. Richins
Cllr T. Richards	Cllr R. Drake
Cllr I. Bull	Cllr N. Bonehill
Cllr J. Turner	Wychavon District Cllr N. Dawkes

In Attendance: Clerk and 37 members of the public were in attendance including Mr Adam Jones planning consultant from the Rural Planning Company who created the planning application.

PUBLIC QUESTION TIME

1. **APOLOGIES-** County Cllr L. Robinson sent her apologies.
2. **DECLARATION OF INTEREST-** Cllr P. Collins declared an interest in item 4 and both Wychavon District Cllr N. Dawkes and Cllr S. Richins declared a non-pecuniary interest in item 4.
3. **GRANTS FOR DISPENSATION-** None received.

Cllr P. Collins left the meeting and Cllr T. Richards continued to Chair the meeting

4. **PLANNING-** To discuss the following planning consultation:

5.	<u>W/25/01659/OUT</u>	Land At (OS 9802 5620) Cockshot Lane Dormston Kington	Outline planning application for up to 6 no. dwellings and associated works (all matters reserved except for access to the highway)	Pending Decision
----	---------------------------------------	---	---	------------------

PUBLIC QUESTION TIME

Mr Adam Jones opened the meeting inviting questions from the public and by explaining that this is currently an outline planning application with another reserved details application which will follow it with more detail.

One parishioner stated that the road is very narrow at present and Mr Jones replied that a four metre road width is the minimum required for six properties. The road to the left is for farm vehicles to access the rest of the site not being used for houses for agricultural works. A parishioner then asked how the farm vehicles will gain access on a private road – apparently this is a fairly common arrangement with an easement and this will be a track rather than a road. There is no formalised farm track at present but this will be upgraded with gravel or similar.

A parishioner enquired as to why the application was only for 6 houses and Mr Jones answered that this is due to the access currently only being suitable for 6 properties.

Parishioners raised the issue of flood risk as they believe this land currently acts as a flood plain within the village as it is clay based it works as flood defence for the local houses and can get very boggy. Mr Jones stated that the land is in flood zone one which is currently classed as low risk for flooding. A long linear swail is also planned between the

farm track and the ditch which is a 40% buffer to also account for future climate change.

Another concern from parishioners was the public right of way which Mr Jones explained will remain as it is. Residents stated that with farm vehicles entering the site this could be hazardous with pedestrians walking alongside it. The footpaths officer has objected to the application alongside a report stating that the footpath must be maintained even if the works are approved.

Parishioners were concerned that they were not on the consultation list and so were not aware until now that the planning application existed. Cllr Dawkes explained that Wychavon District Council decides who is a consultee and this is usually any properties bordering the application. It has then been displayed on lamp posts in the area. Anyone is welcome to submit their comments and objections on the planning portal whether they are a consultee or not.

One parishioner enquired as to who conducted the traffic survey as they don't agree it was carried out at the correct hours of the day- Mr Jones explained this was carried out by a transport company privately as part of the application.

Parishioners also were concerned with the ecological impact as locals have seen bats and crested newts in the land and maybe the current survey in the report had been carried out in the warmer summer months when they are not as obvious and a longer survey needs to be carried out. Mr Jones explained even if they were found it wouldn't necessarily stop any planning on the area just that a mitigation strategy is normally put in place for it.

One parishioner enquired as to whether Severn Trent have a sewerage strategy for the build- Mr Jones stated that utility companies are consulted.

Parishioners stated that the local school is already full and how will it cope with more families living in the area, Cllr Dawkes and Mr Jones explained that funds are taken from the developers to account for this need and provisions should be increased accordingly.

One parishioner was concerned with the impact on residents during a building phase with dust, noise and heavy goods traffic. Mr Jones stated that a management plan would need to be included as part of the consultation to try and mitigate the impacts of the construction where possible.

Parishioners were concerned that the 6 houses could be part of a bigger building plan on the land with this just being the first phase and asked if any conditions could be placed on the land to prevent any future development on the remaining agricultural land. As this planning application only includes the land specified within the red border only that land is consulted on within the application and so Mr Jones explained that no condition like that could be placed on the remaining land.

One parishioner enquired as to whether emergency vehicle access had been accounted for within the plan and Mr Jones explains the illustrative application shows a turning point for vehicles.

One parishioner asked if the development was part of the village plan but Cllr Dawkes explained that as Wychavon currently do not have a 5 year housing supply less weight is currently afforded to local planning and more afforded to the SWDP and the national planning requirement for more houses.

Overall there was a strong majority of parishioners at the meeting who object to the planning application (approx. 33) and they would like the planning application to be considered at a Planning Committee Meeting and requested this be done. This will be screened online and there is a three minute slot where one or more can speak on behalf of the residents objecting.

Parishioners asked Mr Jones what it would take for the planning to be refused and he explained there would need to be a robust planning policy conflict in order for it to be refused such as a demonstrable and severe highways impact from the application, which he does not believe that there is.

PUBLIC QUESTION TIME CLOSED

Councillors decided that due to the strong parishioner views shared within the meeting they require more information in order to make a decision on behalf of the Parish Council and will await the reports back from relevant departments such as highways, ecological and drainage before a decision is made at the next Parish Council Meeting. Cllrs requested the Clerk ask the planning officer for an extension if required.

10. DATE OF NEXT MEETING – The next meeting was agreed for Monday 8th September 2025 starting at 7:30pm in the Village Hall.

Signed Chairman.....

Date.....