

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 23rd September 2025 at 7:30pm

Present: Cllr P. Collins (Chair) Cllr I. Bull
 Cllr T. Richards Cllr J. Turner
 Cllr N. Bonehill

In Attendance: Clerk and 24 members of the public were in attendance including Mr Adam Smith representing the land owner and Mr Gary Moss Planning consultant who created the planning application.

PUBLIC QUESTION TIME

1. **APOLOGIES-** County Cllr L. Robinson, WCC District Cllrs Nick Dawkes and Ben Hurdman sent their apologies alongside Cllrs R. Drake and S. Richins.
2. **DECLARATION OF INTEREST-** None
3. **GRANTS FOR DISPENSATION-** None received.
4. **PLANNING-** To discuss the following planning consultation:

<u>W/25/01975/PIP</u>	Land At (OS 9803 5597) Cockshot Lane Dormston Kington	Erection of up to 9 dwellings	Pending Decision
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PUBLIC QUESTION TIME

Mr Moss opened the meeting inviting questions from the public and by explaining that this is currently a Permission in Principle planning application with another technical details application which will follow it with more detail, if it passes.

PIP applications only consider the location, amount of development and the land use.

Parishioners raised questions as to where the access to the development would be as this is not clear on the plan, the planner explained that it is not decided yet as this will then be considered at the technical detail stage if the PIP is granted. Residents shared their concerns as to where this might be as if the access is from the A422 this road already has safety concerns with speed and there has been a number of accidents. If the access was to be off Cockshot Lane, residents were concerned that it must be so far from the junction and access and egress is already difficult on the road.

The Planner explained that the access would be fully considered with highway reports and speed surveys would be conducted in order to calculate visibility splays.

Residents asked if the access could be through the adjacent farm, however the planner explained that this is unlikely as the farm access point is not outlined in the current plan.

A parishioner asked if sewage is considered in a PIP as any extra houses would add pressure to the system already at capacity however sewage is not considered in a PIP but flooding would be. One resident explained that currently the field in question is a great soakaway for flooding as otherwise rainwater escapes across the A422 and into the listed

property across the road, which has flooded previously. Mr Moss explained that generally properties like these see a benefit from development on greenfield sites like these as a detailed drainage strategy would be implemented with any development with the inclusion of things such as attenuation ponds to prevent flooding.

One parishioner asked why there are two planning applications along Cockshot Lane at the same time when previously there has been very few and whether this is coincidence. Mr Moss explained that this is due to Wychavon not having a five-year housing supply and therefore they are encouraging more development in the area. Shortly the SWDP may be adopted but even then there will still not be the housing supply required and therefore planning applications will still be considered outside of the plan.

One parishioner enquired if the planning application gets refused whether the applicant can then appeal and the answer is yes they can.

One parishioner asked about the public right of way running through the planned development and Mr Moss explained that this would need to be kept in place if any development was given permission.

PUBLIC QUESTION TIME CLOSED

Councillors decided that an objection on behalf of the Parish Council is likely and they will clarify some valid planning reasons before an objection is submitted.

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

Signed Chairman.....

Date.....