

**Minutes of the Planning Committee of Kennington Community Council
Held at the St Mary's Community Centre on 20th August 2019 starting at 7pm**

001/19P To note those present and list apologies for absence.

Councillors: C Ellis, D Jones, J Martin, C Morley and J Seaton

Clerk: Mrs A Rudd

Also present: One member of the public

Apologies: None received.

002/19P To declare any Disclosable Pecuniary Interests (DPI), Other Significant Interests (OSI's) or a Voluntary interest relating to items on the agenda.

None were declared at this point.

003/19P Introduction: Chair of Council

The Chair of the Council welcomed everyone to the meeting and gave a brief introduction; explaining that this committee would need to meet on a fairly regular basis as there were a high volume of planning applications within the Kennington community.

He also advised the committee that applications could come via the County Council as well as via the Borough Council and advised that it would be important that all Councillors on this committee sign up for daily planning notifications from ABC.

The Chair of the Council also indicated that improvements in technology were being investigated to enable data to be extracted more easily with regards to planning application information from the ABC website. In the meantime Officers at ABC could be asked to email any changes with regards to amendments to applications and deadlines.

004/19P To elect a Chairman for the Planning Committee.

Cllr Ellis was the sole nomination for the post of Chairman of the Planning Committee and was **elected** to this post.

Cllr Ellis to the Chair.

005/19P To note the Council's adopted Terms of Reference for The Planning Committee.

The ToR for the Planning Committee was **noted** and **reviewed**.

At this point a Councillor stated that it would be key that this committee continued to make themselves aware of what the community wanted and to encourage members of the public to attend the meetings in order to have their say.

All members of the committee agreed that this was very important; especially at the present time when there were several large applications coming through.

The Chair of the Council also agreed to circulate an email relating to access to the KALC website at this point.

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The Chair of the Council had been in communication with KALC with regards to organising a bespoke Introductory Planning Course with the possibility of this being organised in conjunction with new councillors at South Willesborough & Newtown Community Council.

A Councillor advised that ABC had run planning training with other parish councils at no cost in the past and Cllr Martin agreed to contact ABC to identify if this was an option.

It was also identified at this point that there were other councillors on the Community Council with experience of planning at Borough level and their experience could be utilised.

A discussion took place when reviewing '5 Chair' of the ToR of the Planning Committee as it was felt that a Vice-Chair on this committee might be valuable. This will be **recommended** to the next Council Meeting, if allowed for in the Standing Orders; and so this will need to be verified first.

When reviewing the ToR of the Planning Committee; two Councillors declared an interest under '10 c To consider all matters relating to new provision of services such as public transport, health and social care, and education, and the impact on existing services, arising from application'

- Cllr Martin held the post of Governor on the East Kent Hospital University Foundation Trust.
- Cllr Morley held the post of Lay Member on the Ashford Clinical Commission Group

A discussion took place when reviewing '11 Delegation' of the ToR with regards to the importance of working to relevant deadlines, but also waiting for ABC Officer reports and therefore a request for extension to consultation deadlines would sometimes be required.

006/19P To note the adopted Training & Development Policy

The Training & Development Policy was **noted**.

007/19P To review requirement for Planning Training with a view to organising a bespoke Introductory Planning Course.

This subject had previously been raised under '005/19P' above and so it was re-iterated that there was an option to organise a bespoke course for Planning with KALC but the option of a free course carried out by ABC would be investigated first. Therefore, Planning Training was **reviewed**.

008/19P Planning Applications

a) To consider any applications received from ABC and agree comments

- 19/01014 33 St Mary's Green – Demolition of existing porch and erection of single storey from extension.

It was **agreed** that a request for an extension to the consultation deadline until after the next Community Council meeting on 11th September be made to allow time for further investigation and discussion with the ABC Officer. This application will be added to the next Community Council meeting agenda so that comments can be agreed at this meeting. A decision was **deferred**.

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- 10/01121 Mc Donalds – Single storey extension to accommodate a new ordering booth, alterations to parking bays and associated works. Installation of additional Trespa cladding to match existing finishes and a new digital signage suite. Associated Reference: 19/01122 – Installation of new digital signage comprising 5 no. internally freestanding signs and 1 no. internally illuminated 15" booth screen.

It was **agreed** that there was **No Objection**.

- 19/01070 Elm Tree, Church Road – Listed Building Consent. Removal of partition walls at ground and first floor; erection of new partition walls; removal of existing staircase; new floor at first floor level over existing stairwell; internal blocking up of front door; installation of new front door removing existing window on northwest elevation.

It was **agreed** that a request for an extension of four weeks to the consultation deadline be made. A decision was **deferred**.

- 19/01119 Bybrook House, Canterbury Rd – Listed Building Consent. Removal of two modern fireplace surrounds to uncover the original openings and install oak lintels.

It was **agreed** that there was **No Objection**.

- 18/01709 Stubbs Restaurant and Hotel, 379 Canterbury Road – Discharge of Condition. A Councillor had been made aware of this application although the Clerk had not yet received the information form ABC. This will be added to the next Planning Committee agenda and the application reviewed prior to this.

b) To note any decisions made by ABC.

There were none received.

c) To note planning applications which pre-date Kennington CC but are still live. The Chair of the Council had a list of planning applications to be considered under this agenda point which he had extracted from the ABC website. This list was reviewed with the following applications still pending on the ABC website but still requiring review by the Community Council:

- 19/00991 8 Glebe Way – Lawful development certificate – proposed vehicle crossover (registered date 11th July)
- 19/00990 20 Canon Woods Way – Lawful development certificate – proposed extension of the parking hardstanding with permeable paving (registered date 3rd July)
- 19/00591 Oak Farm, 63 Lower Vicarage Rd – Single storey side extension; removal of ground floor window and creation of a glazed link (registered 3rd May)
- 19/00590 Oak Farm, 63 Lower Vicarage Rd – Single storey side extension with glazed link (registered 2nd May)

In addition to these, the following planning applications were identified as being large on-going applications:

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- 19/00025 Land between railway line and Willesborough Rd, Kennington (part of S2 – in the ABC Local Plan to 2030)

The Planning Committee **agreed** to recommend to the Kennington Community Council Meeting on 11th September that a Public Meeting is arranged to discuss this application.

- 18/00236 Land east of East Mountain Lane and, Canterbury Rd, Kennington,

It was **agreed** that this application needs to be considered by the Planning Committee and will be added to the next agenda.

- 19/00834 Land at Orchard Farm, Canterbury Rd (part of S2 – in the ABC Local Plan to 2030) – Outline planning permission. Kennington Community Council have already forwarded comments to ABC with regards to this planning application but this is an ongoing application.

It was **agreed** that this application needs to be considered by the Planning Committee and will be added to the next agenda.

009/19P Date of next meeting.

This was to be decided outside of the meeting with the intention to meet again w.c. 26th August 2019.

010/19P Close of meeting.

The meeting closed 9:05pm.