

KENNINGTON COMMUNITY COUNCIL MINUTES

PLANNING COMMITTEE

November 27, 2019

MINUTES OF THE ABOVE COMMITTEE HELD WEDNESDAY 27TH NOVEMBER, IN ST MARY'S COMMUNITY CENTRE, RYLANDS ROAD, STARTING AT 7.20PM.

42/19P To note those present and record any apologies

Those Present, councillors: C Ellis – Chairman, B Varney, P Goodwin, J Seaton, A Dean, A Cooper, C Morley, Cllr Martin. Also present was around 12 members of the public, Ward Cllrs Spain and Ovenden and the Locum Clerk.

Apologies were received from C Mendes.

43/19P To Declare any Pecuniary Interests, Other interests of voluntary Interests

None were declared.

44/19P To Agree and sign the Minutes of the last meeting

Having been previously circulated these were **agreed** and **signed** as a true record.

45/19P Open Session for members of the public to raise questions on items on the agenda.

Members of the public highlighted their concerns in Kinney's Lane for 5 dwellings. They considered the following comments were relevant:

- It has been a flood plain and does flood often
- There is a large amount of wildlife that uses the land
- It is used every weekend by up to 100 people on some days dog walking or using the space for general recreation.
- There have been previous applications turned down
- The ditches are not connected to the South Stour

More importantly

- the proposed area as shown on the plans, has never been part of the builder's yard it has always been an open area and used as such
- The land is not in the Local Plan
- The area is listed as being part of the ABC 'Green Corridor'

C White left the meeting

46/19 Report on S2/Big Burton, to note the report and agree to recommend to full council.

- The report had been previously reported. After a lengthy discussion it was agreed to **object** to the application and a detailed response would be sent at a later date.
- It was noted that over 1000 objections had been submitted to the Ashford Borough Council (ABC).
- The **report was adopted** in principle and will be re-jigged by the planning committee.
- It was further **agreed** the Locum clerk will contact Quinn Estate and find out if they are prepared to meet with Planning Committee

47/19P To note and adopt the submission sent to the Planning Inspectors – Application 18/01140/AS; Appeal APP/E2205/W/19/3238640. Land fronting Canterbury Road at Ashford Hockey Club, Kennington, Ashford, Kent.

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A Cooper arrived

The appeal notice was noted. After a detailed debate it was agreed to continue objecting to the application, Cllr Dean will produce a report which will be agreed by councillors via email before the Clerk ends it to the Planning Inspectorate in Bristol

A vote of thanks went to Cllr Varney for producing such a detailed report for carrying out further updating.

48/19P Planning applications

a) To note the decisions made by Ashford Borough Council

The following applications have been permitted:

1. 19/01394/AS, 243 Canterbury Road, Kennington. Single Storey side and rear elevation
2. 19/01309/AS, 80 Lower Vicarage Road. Two storey rear extension, new window at first floor level on west elevation, pitched roof above single storey element on east elevation.
3. 18/01709/CONA/AS, Stubbs Restaurant and Hotel, 379 Canterbury Road. Discharge of conditions: 3, 4, 8 & 10
4. 19/01376/AS, 94 Grasmere Road
Proposed single storey rear extension
5. 18/01790/AMND/AS. Land adjacent 39, Warwick Road. Addition of new external door to side elevation on planning permission 18/01790/AS (New dwelling along with crossover parking, bin & bike storage)
6. 19/01014/AS, 33 St Mary's Green. Demolition of existing porch and erection of single storey front extension
7. 19/01199/AD, 10 York Road. Erection of a two-storey side extension; single storey rear extension (Part Retrospective). (revision to approved application 18/01225/AS)
8. 19/01315/AS, 116 Lower Vicarage Road. Conversion of garage to habitable room

b) The following have been refused

1. 19/00757/AS, Evergreen, 167 Faversham Road. Change of use of ground floor to residential; material change to front elevation to infill shopfront and entrance doors for residential use.

c) To Note Applications Received and Agree Comments

19/1545/AS, 160 Faversham Road. Change of use of redundant shop (A1) to American Diner (A3 + A5) for restaurant and takeaway, including internal alterations and new shopfront.

The plans were handed out for councillors to inspect them. After a debate it was agreed to object to the application by reasons of

- Highways Safety due to vulnerable children having to cross a busy road,
- The encouragement of unhealthy lifestyle
- An increase in highways issues as there will not be enough parking.
- The Car park at the rear of the building is used by others; this will cause a hazard if people park at the rear of the building and then have to walk to the front.
- Pollution from the noise from the extractor fan and smells to nearby neighbouring properties
- No parking for delivery vehicles
- There have been no obvious attempts to find an alternative use
Possible increase in anti-social behaviour street crime

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19/01435/AS, Land Rear of Stourfields, Kinney's Lane

The public had put forward various reason why they felt the Community Council (CC) should object to the application – see agenda 45/19P above. After a detailed debate by councillors it was **agreed to object** to the application, stating the following:

- the proposed area as shown on the plans, has never been part of the builder's yard it has always been an open area and used as such
- The land is not in the Local Plan
- The area is listed as being part of the ABC 'Green Corridor'
- It has been a flood plain and does flood often
- There is a large amount of wildlife that uses the land
- It is used every weekend by up to 100 people on some days dog walking or using the space for general recreation.

It was also **agreed** that the application should be considered at a full Planning committee of the Borough rather than by officer delegation; The Locum Clerk will send details to the local Borough to deal with it.

49/19P Date of next meeting and close

The next meeting will be on 18th December – if required, there being no further business the meeting closed at 9.00pm