

# KENNINGTON COMMUNITY COUNCIL

## Minutes–PLANNING COMMITTEE October 30, 2019

MINUTES OF THE ABOVE COMMITTEE OF THE COUNCIL  
HELD ON Wednesday 30<sup>TH</sup> October, HELD IN THE KENNINGTON CHURCH HALL  
(TN24 9DQ), STARTING AT 6.30PM.

### **34/19P To note those present and record any apologies**

Cllrs present were C Ellis –Chairman, B Varney, A Cooper, A Dean and P Goodwin – ex-officio. Also present was 10 members of the public and the Locum Clerk.

Apologies were received from Cllrs N Illife and D Jones – who also resigned from the Planning Committee.

### **35/19P To Declare any Pecuniary Interests, Other interests of voluntary Interests**

There were none declared.

### **36/19P To Agree and sign the Minutes of the last meeting**

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

### **37/19P Open Session for members of the public to raise questions on items on the agenda.**

Members of the public were given the chance to ask questions and highlight their concerns regarding 19/00025/AS.

### **38/19P To consider the amendments to application 19/00025/AS. (Large Burton)**

Issues that require comment and or addressing were listed as follows:

- Kent Highways now appears to be supporting the application even though this will have a significant effect on many local residents, due to the proposed realignment of the A28.
- No character in the proposed dwellings, although the developer appears not to agree with this.
- The Shadow Council opposed the application when the detailed plans were first publicised. This committee have noted and adopted those concerns.
- It was **agreed** that Cllr Varney would compare the amended plans with the original and report back at the next planning committee.
- If the ABC Planning Committee subsequently approve these updated detailed plans Kennington CC would like to see any Section 106 money spent in the local area and not elsewhere in the borough.
- Other issues highlighted
- The site is totally unsuitable due to it being prime agricultural land, and often flooding.
- Due to the A28 getting so busy Nettlefields and The Ridge, along with Little Burton could be come rat runs to Ashford
- The access via Orchard Lane is basically a drive way being turned in to an access road with thought to the already agreed development at that area.
- The Density is far too high when compared to Little Burton.

# KENNINGTON COMMUNITY COUNCIL

## Minutes–PLANNING COMMITTEE October 30, 2019

- Open Spaces and Public Rights of Way need to be protected into the future of any development should this be agreed.
- Kennington have reservations on how junction 10a will alleviate any traffic issues on the A28 between Canterbury and Ashford.
- The proposed Bowls Club being re-sited from the Town Centre will not be available as a community place, as it will be only be available to residents when the Club are not using it.
- How will AONB be protected, given that the proposed development will be visible from the Downs and the AONB.

If the application is permitted.

- All infrastructure should be put in place before any of the proposed dwellings are built
- The CC should have the opportunity to agree where and how any Section 106 money is spent.

### **39/19P Planning applications**

#### **a) To note the decisions made by Ashford Borough Council**

The following applications were **permitted** by the BC:

1. 19/01119/AS, Bybrook House. Removal of two modern fireplace surrounds to uncover the original openings and install oak lintels
2. 19/00577/AS, **72 The Street**. Demolition of recording studios and erection of a single detached dwelling; alterations to rear elevation of retained building and re-modelling of car parking facilities.
3. 19/01215/A**248 Canterbury Road, Kennington** Installation of timber cladding to front and rear elevation; Erection of a single storey front extension.
4. 19/01165/AS, **261 Faversham Road, Kennington**. Erection of two storey rear extension; garage conversion; installation of window to side elevation; new vehicle crossover

The above applications and the decisions made were **noted**.

#### **b) To note Appeal Application**

1. 18/01140/AS, Land fronting Canterbury Road at Ashford Hockey Club, and land to the north of Ball Lane, Kennington.

Cllrs **noted** this appeal; it was **agreed** that

- The date for any appeal comments would be confirmed
- Any further objections would be sent to the Inspector. Cllr Cooper will action.

# KENNINGTON COMMUNITY COUNCIL

## Minutes–PLANNING COMMITTEE October 30, 2019

### c) To note Applications Received And Agree Comments

1. 12/01245/CONX/AS, **Conningbrook, Willesborough Road, Kennington, Kent**  
Discharge of condition 29 (Phases 2, 3, 4 & 5)

After a brief debate it was **agreed** to **support the objection** comments made by the Environment.

2. 19/01394/AS, 243 Canterbury Road, Kennington. Proposed Single Storey Side and Rear Extension. After a brief debate the application was **supported**.

### **40/19P Ashford Local Plan.**

To **Note** the relevant sections of the Plan that concern Kennington and **agree** any actions  
It was recognised that this document was large and covered all the Ashford Borough. Some of the generic policies would be relevant to Kennington  
It is hoped that the opportunity to have a visit from the Policy Officer at ABC could be made.  
This will be investigated further.

### **41/19P To note the date for next meeting and close**

The next meeting will be on 27<sup>th</sup> November, there being no further business the meeting closed at 7.55pm.