

KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES

3rd November 2020

A meeting of the above Council Planning Committee
was held on Tuesday 3rd November 2020.

- 091/20P To note those present and record any apologies.**
Committee members: Cllr Charles Ellis (Chair) Cllr Alan Cooper, Cllr Shafi Khan and Cllr Carole White.
Also Present: Cllr Ellie Crook, 1 resident and the Clerk
- 092/20P To Declare any Pecuniary Interests, Other interests of voluntary Interests.** Cllr White re S2 due to the proximity to her home. Cllr Morley conflict of interest re 97/20.
- 093/20I To agree and sign the Minutes of the last meeting 6th October 2020.** The minutes were declared true and to be signed by Chair.
- 094/20P Planning applications:**
a) To note the decisions made by ABC (Report to follow)

Trees Decided: Raised no objection/Grant consent

Planning No	Address	Details
20/00181/TC	170 Faversham Road	Revised specification - TA & B - Acacia & Beech, to fell due to close proximity to home and power cables. TC - Beech, height reduction by 5m, reduce by 2m maximum. (works not arboriculturally necessary & it may be better to leave the tree to grow naturally) TD - Alder, height reduction by 5m, omit from schedule as tree is healthy & not posing a risk TE - Hazel, height reduction by 5m, TF - Leylandii, to fell as blocking light to neighbours property. TG - Cypress height reduction of 3m, TH, I & J - Maple & 2x Cypress, height reduction by 16m - restricting neighbour properties light The reduction of the cypress will effectively kill it & accordingly the specification allows for complete removal if desired. (Maple could be left to grow as a specimen tree.) TK x10 Leylandii, height reduction by 16m - restricting neighbour properties light. The reduction of the Leylandii 2m will effectively kill it and accordingly the specification allows for complete removal if desired. TL - Apple, reduce height by 2m & reshape by 0.5m overall. TM - Leylandii, reduce height by 3m & reshape by 0.5m overall. (this tree may be left to grow on naturally) TN - x2 Sycamore, reduce by 3m as overhanging highway. TO - x3 Beech, reduce by 3m as overhanging highway – Raised no objection
20/00167/TP	The Hollies, Ulley Road	T1 oak. Reduction of 2.5-3m retaining leaf bearing branches within the crown. T2 oak Reduction of up to 2m all around the crown. (Superseded specification - T1 Oak - reduce branches towards house and garage by up to 1.5m to good growth points, reduce crown by up to 4.5m. T2 Oak – Grant Consent

Signed: 

Dated: 7/11/21

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Applications Decided: Lawful Certificates

Planning No	Address	Details
20/01223/AS	1 Osier Field	Lawful development certificate - proposed - replacement single storey rear extension

(These applications asked the Ashford Borough Council if they can build these extensions without full planning permission). Applications for a Lawful Development Certificate – no comments are required; should the borough council refuse, then only would these of come back to the Community council as an application to consider.

Applications Decided: Permit granted/Full planning permission

Planning No	Address	Details
20/01228/AS	2 Woodstock Way	First floor side extension - Permit
20/01283/AS	130 Canterbury Road	Proposed single storey porch extension to front and a single storey rear extension – Full Planning Permission
20/01393/AS / 20/01269/AS	Orchard Cottage, Tile Kiln Road	Prior Notification for the demolition of the fire-damaged cottage, ancillary out-building and Atcost barn - Prior Approval Not Required
20/01174/AS	59 Lower Vicarage Road	Erection of shed – Permit
20/01113/AS	104 Rylands Road	Proposed replacement porch - Permit

b) To note applications received and agree comments/responses /objections (Report to follow)

Lawful Certificates applied for:

Planning No	Address	Details
20/01418/AS	74 Raymond Fuller Way	Lawful development certificate - proposed - single storey extension
20/01223/AS	1 Osier Field	Lawful development certificate - proposed - replacement single storey rear extension

(At this time, these applications are asking the Ashford Borough council if they can build these extensions without full planning permission). Applications for a Lawful Development Certificate – no comments are required; should the borough council refuse, then these will come back to the Community council as an application to consider.

Applications for Consideration:

Planning No	Address	Details
20/01333/AS	Aspect House, 4 Ulley Road	Outline application with all matters reserved for the demolition of existing building and hard standing and erection of 6 No. dwellings
20/01445/AS	Springfield, Church Road	Roof extension to existing garage to include rooflights to rear and two dormer windows to front
20/01410/AS	Glovers, Ball Lane	Convert existing oak framed garage and extend floor space at first floor to be used as ancillary annexe accommodation
20/01388/AS	15 Oakfield Road	Single storey front and rear extension; erection of car port (retrospective)

Tree Applications for Consideration:

Planning No	Address	Details
20/00200/TP	Kingswood Outdoor Education Ctre Grosvenor Hall Cemetery Lane	Ash - to crown thin and reduce in height by 2m; 002391 Oak - to crown thin and reduce in height by 3m.
20/00198/TP	2 Woodstock Way	1.5m reduction on the lateral branches back to good growth points - this is due to them being woodland boundary trees overtaking the garden.

Signed: 

Dated: 7/15/21

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Application 20/01333/AS – discussed and agreed an objection to be raised, due to concern heavy density and consideration of outside space a concern.

Action: Clerk to file objection.

095/20P Planning For the Future White Paper – an oral update to be provided following submission due 29th October. An update was received.

096/20P Affordable Housing - to note responses received from actions of the Clerk to contact ARCK and agree next steps/actions as required.

Action: Clerk to continue to contact/liase with Rural Kent with a view for them to attend a Planning committee meeting.

097/20P Conningbrook Park (S2) Task and Finish Group

1) To discuss and agree any actions following recent meetings (last meeting 27/10) – agree actions as required.

Action: Await lockdown restrictions being scaled down for arrangement for site visit to Tenterden or a different site.

2) Kent County Council letter drafted to KCC by Maggie Bray, regarding their traffic and environment policy, to scrutinise/hold them to account re clear failings relating to S2, S19, and the A2070 – to consider draft, discuss, finalise and agree letter to present to Council for approval to send.

Action: Agreed to take letter to Council for comment and for agreement to delegate to Planning to send taking into consideration comments received.

Cllr Ellie Crook left the meeting at 19.15

098/20P Conningbrook Phase 2 (S19) – agree any actions as required.

Action: Clerk to contact DHA Planning re anything further following nitrate issues

Action: Clerk to ensure remains on agendas going forward

Cllr Carole White left the meeting at 19.31

099/20P S20 (20/00002/EIA/AS Scoping Opinion 19 Jun 2020 Boughton Aluph and Eastwell, Westwell, Kennington) – agree any actions as required.

Action: Clerk to contact DHA Planning re anything further update to report back for next meeting

Action: Clerk to continue discussion with other parishes for when a meeting can take place

Action: Clerk to ensure remains on agendas going forward

100/20P Boughton Aluph and Eastwell Neighbourhood plan – to discuss and agree response to be submitted on behalf of the Council.

Action: Cllr Morley to circulate his response for foundation thoughts, agreed for individual responses by Planning Committee Cllrs to send own committee member responses. Closing date 5pm 6th November.

101/20P Phone Box Removal – Oral update to be received from Clerk - agree actions as required.

Action: Clerk to follow up whether can be used for an alternative rather than just a defibrillator if not if site not suitable for one

Action: Cllr Morley agreed to report on costs of defibrillators for an initial understanding

Action: Clerk to ask Insurance provider cost under current policy

Action: Works towards sending to Council for opinion and feedback

102/20P Training – to discuss and agree any training requirements

Action: Clerk to continue to circulate training events as they become available.

103/20P Budget – to discuss and agree any budget requirements the Planning Committee may have for 21/20.

Action: Agreed at this time no budget required.

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104/20P Items for inclusion on the next agenda

Land Of Community Value – agreed to pass to Environment and Open Spaces


Buildings of Community Value – consider community engagement what would they consider – agreed to also in conjunction with Environment and Open Spaces – add to next agenda

S106 next meeting – agreed to add to next agenda to consider approach to ABC re monies for Kennington and consider incorporation into future planning applications

Ancillary annex policy – Cllr Ellis to review email and consider requirement to be in next agenda or future one.

105/20P Date of next meeting. 1st December

106/20P Close of meeting. Meeting closed at 20:07

 7/5/21

Signed:



Dated: 7/5/21