

**KENNINGTON COMMUNITY COUNCIL –
PLANNING COMMITTEE
MEETING MINUTES**



6th October 2020

A meeting of the above Council Planning Committee was held on Tuesday 6th October 2020 via Zoom @ 7pm.

- 074/20P To note those present and record any apologies.**
Committee members: Cllr Charles Ellis (Chair) Cllr Alan Cooper, Cllr Morley attended as a Cllr Carole Whites substitute. Apologies: Cllr Shafi Khan and Cllr Carole White. Also Present: The Clerk
- 075/20P To Declare any Pecuniary Interests, Other interests of voluntary Interests.**
None were declared.
- 076/20P To agree and sign the Minutes of the last meeting 8th September 2020.** The minutes were declared true and to be signed by Chair.
- 077/20P To agree and sign the Minutes of the last Extraordinary meeting 22nd September 2020.** The minutes were declared true and to be signed by Chair.
- 078/20P Planning applications:**
a) **To note the decisions made by ABC**

Applications Decided: Lawful Certificates

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

Applications Decided: Permit granted/Full planning permission

Planning No	Address	Details
18/00236/AS	Land east of East Mountain Lane and. Canterbury Road	Outline application for the demolition of existing agricultural buildings and the erection of up to 625 dwellings with public open space, a park and ride, land for an A1 retail unit (up to 280 sqm) and a D1 community centre including doctor's surgery, landscaping and sustainable drainage system and vehicular access point from Canterbury Road. All matters reserved with the exception of the means of access
19/01695/AS	Conningbrook, Willesborough Road	Introduction of a new house type (house type N) to plots 289 & plots 29-36 as substitution to plot details previously approved under planning permission 12/01245/AS
20/00993/AS	109 Grosvenor Road	Erection of Conservatory to the rear
20/01029/AS	Church View, 199A Faversham Rd	Single storey rear extension
20/01085/AS	28 Tudor End	Conversion of garage to study, first floor extension over garage and clad existing bay window to match
20/00837/AS	2 Marlborough Way	Two storey extension
20/01021/AS	4 The Ridge	Single storey rear extension

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Trees Decided: Raised no objection/Grant consent

Planning No	Address	Details
20/00134/TC	Kennington Lodge, The Grove	Cypress - To fell T2,3,4,5,6 & 7- Crown lift over the street to give 5.1 metres clearance Ash - Crown lift over road & cables to give 5.1 metres clearance T13 Holly - to fell due to decay
20/00172/TP	Sandyhurst House, Sandyhurst Lane	Proposal: Reduce willow by 3-5m as shown in application photographs - Upper crown to blue line, side crown to red line. (Superseded spec: T1 Willow - Reduce crown height by 10m to reduce height leaving weeping canopy) Officer assessment: The tree lies at the boundary of the dwelling and along with the other boundary trees forms an important amenity function. The revised specification will form high pollard points that may be used for future works, this is a normal management technique that is used to prolong the life of weeping willows as heavy limbs are apt to fail at unions in strong wind events. The tree will quickly regain its full amenity value after a season or two. No representations have been received. Officer decision: Grant consent.

b) To note Applications Received and agree Comments

Planning No	Address	Details
20/01139/AS	Woodcote, 3A Orchard Lane	Change of use from agricultural land to residential and proposed erection of ancillary annexe
20/01174/AS	59 Lower Vicarage Road	Erection of shed
20/01181/AS	144 Faversham Road	Installation of drop kerb for new domestic driveway
20/01228/AS	2 Woodstock Way	First floor side extension.
20/01248/AS	2 Fleet Villas, Grosvenor Road	Erection of two storey side extension, front entrance porch, dormer window and rooflights to facilitate loft conversion
20/01269/AS	Orchard Cottage, Tile Kiln Road	Prior Notification for the demolition of the fire-damaged cottage, ancillary out-building and Atcost barn.
20/01283/AS	130 Canterbury Road	Proposed single storey porch extension to front and a single storey rear extension

20/01139/AS – after a discussion it was decided that an objection would be raised but would be supported should a condition be placed not for rental purposes but for family use only.

Action: Agreed, Clerk to raise objection with condition.

Action: Agreed for Clerk to contact ABC planning and ask for guidance and policy on ancillary annexes and bring back for further discussion once this has been received.

Tree Applications for Consideration:

Planning No	Address	Details
20/00167/TP	The Hollies, Ulley Road	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 - reduce crown by up to 3.5m to good growth points
20/00181/TC	170 Faversham Road	170 Faversham Road, Kennington, Ashford, Kent, TN24 9AE TA & B - Acacia & Beech, to fell due to close proximity to home and power cables, TC - Beech, height reduction by 5m, TD - Alder, height reduction by 5m, TE - Hazel, height reduction by 5m, TF - Leylandi, to fell as blocking light to neighbours property, TG - Cyprus height reduction of 3m, TH, I & J - Maple & 2x Cyprus, height reduction by 16m - restricting neighbour properties light, TK x10 Leylandi, height reduction by 16m - restricting neighbour properties light, TL - Apple, reduce height by 2m & reshape by 0.5m overall, TM - Leylandi, reduce height by 3m & reshape by 0.5m overall, TN - x2 Sycamore, reduce by 3m as overhanging highway, TO - x3 Beech, reduce by 3m as overhanging highway

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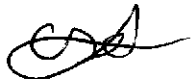
Tree applications: All to note/consider when looking at tree applications that there is no further reason as to why trees maybe need felling or reducing.

- 079/20P** **Changes to the current planning system Consultation - to note discuss and agree if any further action/s are required at present.** To note response submitted. Cllr Morley and Cllr Cooper thanked Cllr Ellis for his work on this.
- 080/20P** **Planning For the Future White Paper (for reply NALC by 15/10 (Consultation closes 29th 11.45pm) - to note, discuss and agree actions/response for presenting to Council 14th October. Action: Agreed**
Cllr Charles Ellis proposed and offered to prepare submission to be circulated to Council asking for delegating at next Council. Cllr Cooper seconded.
- 081/20P** **Transparency and Competition: Data and Land Control Consultation (reply to NALC by 16/10 Consultation closes 30th) - to note, discuss and agree actions if required.** It was agreed that there is no need for further action.
- 082/20P** **Affordable Housing - Request to ABC to undertake a full Housing Survey Consultation across the entire Kennington Parish - to note, discuss and agree next step/actions.**
Action: Agreed Clerk to add to futures Council agenda to decide what is the problem statement, what is the aim and what we are trying to achieve.
Action: Agreed Clerk to contact ACRK to see if they could provide a short presentation or a summary pre one of our future planning meetings
- 083/20P** **Conningbrook Park (S2) Task and Finish Group**
To discuss and agree any actions following recent meetings and site visit 18/09. The next Task and Finish Group 27th October.
Action: Agreed Charles Ellis to provide update to Council.
- 084/20P** **Conningbrook Phase 2 (S19) – oral update on meeting held with developers, 6th October 2020, and agree actions as required.** An oral update given and await further consultation. **Agreed:** Charles Ellis to provide update to Council.
- 085/20P** **S20 (20/00002/EIA/AS Scoping Opinion 19 Jun 2020 Boughton Aluph and Eastwell, Westwell, Kennington)**
1) to decide and agree any further actions and agree next steps following consultation meeting (27th August).
An oral update given and await further consultation. **Action: Agreed** Charles Ellis to provide update to Council.
- 2) to agree on next steps re meeting with Boughton Aluph and Westwell Parish Councils following responses received.**
Action: Agreed Clerk to continue liaising with the two Parish Councils to look at joint meeting once all have had initial discussions/presentations with DHA Planning.

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- 086/20P** a) **Boughton Aluph and Eastwell Neighbourhood plan – to note. Action:**
Agreed: Clerk to ensure Council agenda item invites Council to delegate to the Planning Committee to make a submission/comment to this if it considers it appropriate and to then report back.
- 087/20P** **Phone Box Removal – to note an oral update, agree next step action if these are to be considered for purchase for defibrillators. Action: Agreed**
Clerk to investigate options and how to and how much to purchase and details re power supply to potentially then hand over to Finance and General Purposes committee.
- 088/20P** **Items for inclusion on the next agenda** (Landscape Protection Policy, Open Spaces New and Old Developments, s106 / Community Infrastructure Levy, Buildings of Community Value, Land of Community Value, Ancillary Annex Policy, ACRK summary/presentation).
- Recommendations:**
s106 - After a discussion on s106 there were suggestion put forward:
1) For the new Bockhanger Committee once established to invite ABC on how to apply for s106 monies.
2) Invite Finance and General Purposes committee to learn/look application opportunities e.g. Rylands Road Playground and Conningbrook Lakes playground
- 089/20P** **Date of next meeting.** The next meeting is on **3rd November 2020.**
S2 Task and Finish Group 27th October.
- 090/20P** **Close of meeting.** The meeting closed at 20:44.

 7/5/21

Signed:



Dated: 7/5/21