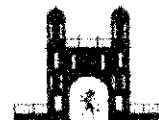


KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES



2nd February 2021

A meeting of the above Council Planning Committee,
held on Tuesday 2nd February 2021, via Teams at 6.30pm.

- 001/21P To note those present and record any apologies.
Members: Cllr Charles Ellis (Chair) Cllr Alan Cooper, Cllr Carole White, Cllr Shafi Khan, Cllr Sue Huntley and Cllr Ellie Crook.
Apologies: Cllr John Seaton.
Also Present: Cllr Chris Morley and the Clerk
- 002/21P To Declare any Pecuniary Interests, Other interests of voluntary Interests. Cllr Chris Morley has another significant interest re S2, and Cllr Carole White re S2 and Stubbs Restaurant re close proximity and Cllrs. Sue Huntley re S2 and close proximity.
- 003/21P To agree and sign the Minutes of the last meeting 1st December 2020. The minutes were agreed as a true representation.
- 004/21P Public Question Time - to receive any questions relating to items on the Agenda from members of the public and replies thereto. No public were present.
- 005/21P Planning applications:
a) To note the decisions made by ABC. These decisions were noted.

Applications Decided: Lawful Certificates (Not Lawful)

Planning No	Address	Details
20/01418/AS	74 Raymond Fuller Way	Lawful development certificate - proposed - single storey rear extension – Not Lawful

Applications Decided: Permit granted/Full planning permission.

Planning No	Address	Details
20/01607/AS	10 Frank Edinger Close	Garage Conversion - Permit
20/01573/AS	Clyde House, Ball Lane	Proposed single storey side extension with internal and external alterations - Permit
20/01541/AS	204 Canterbury Road	Construction of Single Storey Rear Extension- Permit
20/01560/AS	Goat Lees House, Faversham Road	Proposed rear extension - Permit
20/01584/AS	124 Grasmere Road	Proposed existing garage conversion with side garage extension under pitch roof- Permit
20/01445/AS	Springfield, Church Road	Roof extension to existing garage to include rooflights to rear and two dormer windows to front - Permit
20/01580/AS	88 The Ridge	Single storey rear extension - Permit

Applications Decided: Refused

Planning No	Address	Details
16/01821/AMND/AS	129 Faversham Road	Non-material minor amendment to planning permission 16/01821/AS (Erection of garden outbuilding (amendment to planning permission 08/00725/AS)) to revise fenestration details and external materials – Refused

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b) To note applications received and agree comments/responses /objections

Agreed: It was agreed no objections or comments or action except for 20/01799/AS will be placed by Clerk on any of the applications for consideration discussed.

Agreed: Concerns over application 20/01799/AS so need further research.

Action: 20/01799/AS – Clerk to action a request to ABC for last 20 years planning applications on this site, ask for an extension to response, ask re conservation area and parking change from garden to paved area.

Applications for Consideration:

Planning No	Address	Details
<u>21/00102/AS</u>	56 Conningbrook Avenue	Single storey Edwardian style conservatory to the rear of the property
<u>21/00070/AS</u>	160 Faversham Road	Variation of condition 8 on planning permission 19/01545/AS (Change of use of redundant shop (A1) to American Diner (A3 + A5) for restaurant and takeaway, including internal alterations, new shopfront and external flue) to alter hours on Sundays and bank holidays from 08.00 - 15.00 to 08.00 - 23.00 hours
<u>21/00034/AS</u>	5 The Willows, Park Rd	Proposed first floor extension above existing ground floor utility room
<u>20/01799/AS</u>	225 Faversham Road	Ground floor side extensions (forming 2 x 1 bed flats), first floor side and rear extensions, formation of 2 x 1 bed flats to the first floor, associated parking, cycle, refuse facilities (variation to previously approved 20/00560/AS)
<u>20/01716/AS</u>	Barn rear of, 88 The Street	Retrospective conversion of Listed barn to a one-bedroom dwelling with parking and amenity space (re-submission of 14/01538/AS, 14/01539/AS & 16/01182/AS)
<u>20/01717/AS</u>	Barn rear of, 88 The Street	Retrospective works of conversion of Listed barn to a one-bedroom dwelling with parking and amenity space (re-submission of 14/01538/AS, 14/01539/AS & 16/01182/AS)
<u>21/00085/AS</u>	35 Peter Candler Way	Single storey side extension
<u>21/00068/AS</u>	127 Grosvenor Road	Erection of a single storey outbuilding
<u>21/00130/AS</u>	74 Raymond Fuller Way	Single storey rear/side extension

Lawful Certificates applied for:

Planning No	Address	Details
<u>21/00112/AS</u>	35 Rylands Road	Certificate of Lawful Use - Proposed - Erection of single storey rear extension to replace existing conservatory. New extension to go 1.5m further than conservatory.
<u>21/00024/AS</u>	Springfield, Church Road	Lawful development certificate - proposed - extension to existing vehicle crossover

Appeals:

Planning No	Address	Details
<u>20/01248</u>	2 Fleet Villas, Grosvenor Road,	Erection of two storey side extension, front entrance porch, dormer window and rooflights to facilitate loft conversion

Tree Applications for Consideration:

Planning No	Address	Details
<u>21/00006/TC</u>	46 The Street	T1 Willow - re pollard back to previous pollard points; G1 Fruit trees x 2 - to reduce by up to 2m in height.
<u>21/00007/TP</u>	174 Faversham Road	T1 Silver Birch - to reduce height by up to 3m and the lateral branches by 1-1.5m to crown balance. remove dead branches throughout the canopy.
<u>21/00009/TC</u>	174 Faversham Road	T1 Willow - to re pollard back to previous pollard points.

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- 006/21P **Conningbrook Park (S2) Task and Finish Group - to discuss and agree any actions from Task and Finish Group.**
Agreed: As currently been on hold, Clerk to contact Quinn for a progress update.
Action: Clerk to contact developers Quinn for an update on progress, Task and Finish Group to meet dependant on response.
Agreed: TOR need to be reviewed
Action: Terms of reference need to be added to next agenda for review, updating and agreement.
- 007/21P **Conningbrook Phase 2 (S19) - to discuss and agree any actions/next steps required.**
Agreed: As currently on hold due to the nitrate and phosphate issues, Clerk to contact ABC for a position on this and bring response to next meeting.
Action: Clerk to contact ABC for the current position on the nitrate phosphate issue
- 008/21P **S20 (20/00002/EIA/AS Boughton Aluph and Eastwell, Westwell, Kennington) - to discuss and agree any actions/next steps as required.**
Agreed: As currently on hold due to the nitrate and phosphate issues, Clerk to contact ABC for a position on this and bring response to next meeting.
Action: Clerk to contact ABC for the current position on the nitrate phosphate issue
- 009/21P **Stubbs Restaurant Development- to discuss and agree any actions/next steps as required.**
Agreed: The response from ABC and the article do raise /leave some issues of concerns that would warrant further discussion
Action: Clerk to contact Ashford Borough Council to ask whether there is to be an enquiry reference the article and the planning agreement differences and the high level of increase from 175 seats to 310 seats.
- 010/21P **Annex policy – to discuss and agree whether we should create one and agree what that would then look like for considering future applications.**
Agreed: Following extract for ABCs local plan being reviewed, agreed to use this as a basis for reviewing applications with annexes rather than implement a new policy at this time.
Action: Annex applications will be reviewed with the ABC local policy plan being used as a reference going forward.
- 011/21P **Stour Valley Regional Park – to review Consultation document and agree response and agree next step/actions**

Cllr Carole White left the meeting at 19:56

A minute silence took place at 20:00 for Sir Captain Tom Moore.

Agreed: To set up a meeting for exchange of view and to show an interest to what to know more, with the contact Diane Comley of the Kentish Stour Countryside Partnership

Action: Clerk to set up a meeting with Diane Comley, Planning and Environment and Open Spaces

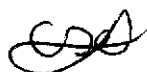
Signed: 


Dated: 7/5/21

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- 012/21P **S106 Training – to receive an oral update from the Clerk and agree date for this training to take place.**
To note: Clerk confirmed KALC are not running training at this time on this topic, SLCC have responded to say they would look at development of a training module and will let us know in due course and ABC have agreed to provide us some guidance. The External Review consultant will also offer some advice on this topic to assist.
Agreed: By all committee members, would welcome training and to ensure for the whole of Council are included in a closed session.
Action: Clerk to continue liaising with ABC and confirm date and time preferable pre planning meeting 02nd March at 6pm arrange a closed session for all Councillors. Meeting to be set up as soon as possible. Planning meeting will need to amend time for this.
Action: As and when SLCC contact, Clerk to bring this to Planning.
- 013/21P **Items for inclusion on the next agenda -** Phone box purchase paper to Council, S2 Task and Finish Group, S2, S19 and S20, Affordable Housing, Buildings of Community Value, S106 Training, S106 Wish list, Vice Chair and Training/Stubbs Restaurant, Terms of Reference Conningbrook Park Task and Finish Group and Training.
- 014/21P **Date of next meeting.** 2nd March 2021 – time to be confirmed subject to S106 advice meeting with ABC.
- 015/21P **Close of meeting.** The meeting closed at 20:16.

 7/5/21

Signed: 

Dated: 7/5/21