

# KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES 2<sup>nd</sup> March 2021



A meeting of the above Council Planning Committee was held on Tuesday 2<sup>nd</sup> March 2021, via Teams at 7.15pm.

- 016/21P To note those present and record any apologies.**  
**Members:** Cllr Charles Ellis (Chair) Cllr Alan Cooper, Cllr John Seaton, Cllr Shafi Khan, Cllr Sue Huntley and Cllr Ellie Crook. **Also Present:** The Clerk  
**Apologies:** Cllr Carole White
- 017/21P To Declare any Pecuniary Interests, Other interests of voluntary interests.** Sue Huntley re S2 and close proximity.
- 018/21P To agree and sign the Minutes of the last meeting 2<sup>nd</sup> February 2021.** The minutes were agreed unanimously adopted as a true record. Minutes to be signed and returned to Clerk by Chair.
- 019/21P 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.
- 020/21P Planning applications:**  
 a) To note the decisions made by ABC

**Applications Decided: Permit granted/Full planning permission**

Planning No	Address	Details
<u>20/01646/AS</u> Permit	Honeypot House, 69 Lower Vicarage Road	Erection of car port (revision to that approved for plot 2 under 13/01279/AS) (part retrospective). Permit
<u>21/00034/AS</u> Full Planning Permission	5 The Willows, Park Rd	Proposed first floor extension above existing ground floor utility room

**Applications Decided: Withdrawn by applicant / Refuse**

Planning No	Address	Details
<u>20/01799/AS</u> Withdrawn by applicant	225 Faversham Rd	Ground floor side extensions (forming 2 x 1 bed flats), first floor side and rear extensions, formation of 2 x 1 bed flats to the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). Withdrawn by applicant
<u>20/01493/AS</u> Refuse	Garden land rear of, 237 Canterbury Rd	Erection of new dwelling

**Trees Decided: Raised no objection**

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>21/00009/TC</u>	174 Faversham Road	T1 Willow - to re pollard back to previous pollard points

Signed: 

Dated: 7/5/21

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

**Lawful Certificates applied for**


Planning No	Address	Details
21/00017/AG	11 Bunton Road	Lawful Development Certificate - Proposed vehicle crossover

**Applications for Consideration:**

Planning No	Address	Details
21/00014/AG	11 Park Road	Notification of a larger <del>access</del> extension (single storey rear extension (depth 5.54m, ridge 3.10m, eaves 3.16m) - Comments by 07/03
21/00015/AG	Ashford Hockey Club Bals Lane	Reserved matters application in relation to condition 4 (i, iii, v) and vi) on outline planning approval 16/01140/AS - Outline app for the erection of 8 dwellings with access from Canterbury Rd with all other matters reserved, & change of use of land from agriculture to provide two football pitches on land at Bals Lane for the proposed replacement football pitches design, layout, soil structure, drainage & associated operations, including boundary treatments and external lighting only - Comments by 07/03
21/00014/AG	Silver Birchies Church Road	Loft conversion to create second floor accommodation comprising formation of front and rear dormer roofs including installation of solar rooflights
21/00017/AG	270 Canterbury Road	Demolition of existing garage - rear extension & conservatory Erection of new porch, two storey side extension and single storey rear extension
21/00016/AG	427 Canterbury Road	Two storey side extension - single storey rear extension and new double garage - Comments 12/03
21/00015/AG	Rene York Road	Erection of two storey side extension - partial garage conversion and alterations to swimming pool building to link to house - Comments by 18/03
21/00015/AG	The Co-operative, 98 Faversham Road	Spray shopfront frames door and shutter box and guides traffic grey RAL 7043 - Extend existing canopy over the remaining yard area with new parade gates - Install new amazon locker and bollards to the front of the store and New mechanical plant to the side of the property with new concrete base to suit - New markings to car park layout - Comments by 15/03
21/00012/AG	5 Osier Field	First floor side extension - conversion of and two storey extension over existing garage to provide annexe accommodation - Construction of detached outbuilding to include studio and office - Comments by 21/03
21/00016/AG	221 Canterbury Road	Erection of single storey rear extension and erection of new first floor to existing bungalow - Comments by 21/03
21/00016/AG	191 Faversham Road	Proposed single storey rear extension - Comments by 22/03

**Agreed:** It was agreed no objections or comments or action except for comments on 21/0322 - 5 Osier Field no objections if meets requirements of Ashford planning guidelines  
**Actions:** Clerk to ask ABC whether S106 monies is accumulative on a plot or on individual /planning applications.  
**Action:** Clerk to register comment re 5 Osier Fields.

- 021/21P Conningbrook Park (S2) Task and Finish Group**
- i. **To discuss and agree any actions following update from Clerks actions of meeting of 2<sup>nd</sup> February.**  
**Agreed:** Task and Finish Group to meet with Ashford Bowls Club  
**Action:** Clerk to contact and request possible meeting times with Bowls Club and Task and Finish Group and agreed meeting to include Clerk  
**Action:** Clerk to ask all Councillors once meeting established with Bowls club if they have any suggestions and questions for this meeting.

Signed: 

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ii. **To discuss and agree revised Terms of Reference**

**Agreed:** Item 6 will be amended from January 2021 to June 21.

**Action:** Clerk to amend TOR items 6 from : *The Planning Committee will review the Group no later than January 2021 to consider declaring that its work is complete.* To: **The Planning Committee will review the Group no later than June 2021 to consider declaring that its work is complete.**

**Action:** Clerk to add to next Council meeting for agreement and then adoption and updating on website.

- 022/21P **Conningbrook Phase 2 (S19) - to discuss and agree any actions following update from Clerks actions of meeting of 2<sup>nd</sup> February. Noted:** Oral and written update from the Clerk.
- 023/21P **S20 (20/00002/EIA/AS Boughton Aluph and Eastwell, Westwell, Kennington) - To discuss and agree any actions following update from Clerks actions of meeting of 2<sup>nd</sup> February. Noted:** Oral and written updated noted from Clerk.  
**Agreed:** To ask developers if they have anything further to share or if there is to be a public consultation this year.  
**Action:** Clerk to ask S20 developers are they going to have a public consultation this year.
- 024/21P **Stubbs Restaurant Development- to discuss and agree any actions/next steps as required, following update from the Clerk**  
**Agreed:** Clerk to follow up and make contact with owner to gain clarity of press article against planning application.  
**Action:** Clerk to contact owner informally firstly and bring response to next Planning meeting.
- 025/21P **20/01799/AS – to discuss & agree any actions/next following an oral update from the Clerk**  
**Agreed:** It was agreed by all that for now not to get the last twenty years of applications to review on this site and to close request open with ABC.  
**Action :** Clerk to close request for time being with ABC.
- 026/21P **S106 – to discuss and agree any actions following the meeting with ABC on 02.03.21**  
**Agreed:** Paper to go to April Council, Cllr Ellis agreed to take on and bring paper to meeting first to March Planning  
**Action:** Cllr Charles Ellis to write paper and circulate paper pre next meeting for comments.
- 027/21P **Items for inclusion on the next agenda (S2 Task and Finish Group, S2, S19 and S20, Affordable Housing, Buildings of Community Value, S106 Training, S106 Wish list and Assets (Buildings ) of Community Value.**  
**Agreed:** It was raised by Cllr Huntley as she has started work on Assets of Community (Buildings) Value be on next agenda.  
**Action:** Clerk to add to next Planning agenda  
**Agreed:** Clerk to try ABC to similar training to that if s106  
**Action:** Clerk to contact ABC to see if this can be set up
- 028/21P **Date of next meeting.** The next meeting will be 6<sup>th</sup> April 2021 at 6.30pm. (Tuesday following Easter Monday).
- 029/21P **Close of meeting.** The meeting closed at 20:15.

Signed: 

Dated: 7/5/21