

# KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES



- 6<sup>th</sup> April 2021

**A meeting of the above Council Planning Committee,  
was held on Tuesday 6<sup>th</sup> April 2021, via Zoom at 6.30pm.**

**30/21P To note those present and record any apologies.**  
**Members:** Cllr Charles Ellis (Chair), Cllr Alan Cooper, Cllr Carole White, Cllr Sue Huntley and Cllr Ellie Crook  
**Apologies:** Cllr Shafi Khan.

**31/21P To Declare any Pecuniary Interests, Other interests of voluntary Interests.** Cllr Charles Ellis voluntary interest re an application 21/00015/GPDE/AS, Cllr Carole White re S2 and Stubbs restaurant, Cllr Huntley re S2 and Stubbs restaurant.

*The order of the agenda was changed with the first item discussed being 38/21P. After this item was discussed, the meeting then returned to the agenda 32/21P and then discussed in order as per agenda.*

**32/21P To agree and sign the Minutes of the last meeting 2<sup>nd</sup> March 2021.** The minutes were agreed unanimously adopted as a true record. Minutes to be signed by the Chair.

**33/21P 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.

*Councillor Ellie Crook left the meeting to try and establish a better internet connection 18:57*


**34/21P Planning applications:**  
a) **To note the decisions made by ABC.** Noted.

## Applications Decided: Lawful Certificates

Planning No	Address	Details
<u>21/00024/AS</u>	Springfield Church Road	Lawful development certificate - proposed - extension to existing vehicle crossover
<u>21/00112/AS</u>	35 Rylands Road	Certificate of Lawful Use - Proposed - Erection of single storey rear extension to replace existing conservatory
<u>21/00210/AS</u>	11 Burton Road	Lawful Development Certificate - Proposed - vehicle crossover

## Trees Decided: Raised no objection/Grant consent

Planning No	Address	Details
<u>21/00007/TP</u>	174 Faversham Road	Proposal: Crown lift limbs <100mm diameter to 4 metres. Prune back limbs close to conifer by 2m ensuring that they are cut to suitable growth points. (Superseded specification - T1 Silver Birch - to reduce height by up to 3m and the lateral branches by 1-1.5m to crown balance, remove dead branches throughout the canopy.)

Signed: 

Dated: 7/5/21

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## Applications Decided: Permit granted/Full planning permission

Planning No	Address	Details
<a href="#">20/01572/AS</a>	86 Grasmere Road	Alterations to garage to provide a soundproofed music room WITHDRAWN BY APPLICANT
<a href="#">20/01692/AS</a>	28 The Street	Proposed replacement garage. PERMIT
<a href="#">20/01730/AS</a>	105 Bybrook Road	Two storey side extension. PERMIT
<a href="#">20/01762/AS</a>	193 Faversham Road	Proposed Two Storey Rear Extension. PERMIT
<a href="#">21/00004/GPDE/AS</a>	11 Park Road	Notification of a larger home's extension - single storey rear extension (depth 5.54m, ridge 2.92m, eaves 2.92m). APPROVED
<a href="#">21/00068/AS</a>	127 Grosvenor Road	Erection of a single storey outbuilding
<a href="#">21/00070/AS</a>	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. PERMIT
<a href="#">21/00085/AS</a>	35 Peter Candler	Single storey side extension. PERMIT
<a href="#">21/00102/AS</a>	56 Conningbrook Avenue	Single storey Edwardian style conservatory to the rear of the property. PERMIT
<a href="#">21/00130/AS/</a>	74 Raymond Fuller Way	Single storey rear/side extension. PERMIT
<a href="#">21/00134/AS</a>	Silver Birches, Church Road	Loft conversion to create second floor accommodation comprising formation of front and rear dormer roofs including installation of velux rooflights. REFUSED
<a href="#">21/00281/AS</a>	Rene, York Road	Erection of two storey side extension, partial garage conversion and alterations to swimming pool building to link to house. PERMIT
<a href="#">21/00186/AS</a>	270 Canterbury Road	Demolition of existing garage, rear extension & conservatory. Erection of new porch, two-storey side extension and single storey rear extension.

- b) To note applications received and agree comments/responses /objections. Applications were considered and discussed in order.

## Tree Applications for Consideration:

Planning No	Address	Details
<a href="#">21/00043/TC</a>	14 The Street	Whitebeam (T6). Fell because is dead. Reduce Height Holm Oak (T15) by 4m leaving finished height 8m. Excessive shading. Fell Plum (part of G1), nearly dead and no amenity value. Re-Pollard Lime tree (T2). Promote young healthy growth and slow down root

## Lawful Certificates applied for: For noting only

Planning No	Address	Details
<a href="#">21/00341/AS</a>	290 Faversham Road	Lawful development certificate - proposed - replacement rear extension
<a href="#">21/00532/AS</a>	Silver Birches	Lawful Development Certificate- Proposed- installation of three rooflights and rear dormer.

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Applications for Consideration: GPDE applications are for noting.

Planning No	Address	Details
<a href="#">21/00278/AS</a>	Sumach Cottage, Ball Lane	Extension of existing parking arrangement to include removal of existing wall and erection of replacement enclosure
<a href="#">21/00313/AS</a>	25 Belmont Road	Rebuild porch into a bigger size of 5 square metres
<a href="#">21/00345/AS</a>	The Co-operative, 98 Faversham Road	1x Internally illuminated projector hanging sign
<a href="#">21/00350/AS</a>	5 Studio Close	Proposed extended driveway.
<a href="#">21/00396/AS</a>	11 Burton Road	Erection of a Single Storey Rear and Side Extension following demolition of existing lean-to elements. Alterations to the Fenestration; Replacement of Roof Tiles with Slates; Hard and Soft Landscaping
<a href="#">21/00408/AS</a>	68 Rylands Road	Two storey side/rear extension. single storey rear extension
<a href="#">21/00492/AS</a>	The Bungalow, Tudor End	Extension to existing bungalow and detached ancillary annexe
<a href="#">21/00503/AS</a>	1 The Street	Construction of first floor front extension, alterations and extension to side conservatory. Erection of acoustic fencing to boundary
<a href="#">21/00515/AS</a>	64 Warwick Road	Construction of rear single storey extension
<a href="#">21/00015/GPDE/AS</a>	38 Crofton Close	Single storey rear extension
<a href="#">21/00575/AS</a>	The Bamboos, Bockhanger Lane	Outline permission for the erection of 5 no. self-build plots.
<a href="#">21/00011/GPDE/AS</a>	5 Tudor Byway	Notification of larger home extension - Single storey rear extension (depth 4.5m, ridge 3.38m, eaves 2.47m)

After discussions of applications in turn the following was agreed:

**No objections:** 21/00278/AS, 21/00313/AS, 21/00350/AS, 21/00396/AS, 21/00408/AS, 21/00515/AS

**Noted:** were the two applications for Lawful Certificates 21/00342/AS and the two GPDE being 21/00015//GPDE/AS and 21/00011/GPDE/AS. Cllr Charles Ellis took no part or comment re 21/00015/GPDE/AS.

**Comment:** 21/00345/AS - No objections as long as light pollution and neighbours have been fully considered

**Objections :** 1) 21/00492/AS - as should be sent in as should be two separate applications and these should be considered individually

2) 21/00503/AS re this may set a precedent with such an unusual build design and if were to be approved necessary acknowledgement would need to be made with its unique positioning

**Discuss Further:** 4<sup>th</sup> May Planning Meeting **21/00575/AS.**

**Action:** Clerk to advise ABC we may like to make a comment re 21/00575/AS and will be post 4<sup>th</sup> May.

**Action:** Clerk to contact Cllr Alan Dean and Cllr Paul Bartlett and Cllr Diccon Spain as there have been concerns re flooding in this area for their comments on application 21/00575/AS

**Action:** Clerk to ask for an extension as deadline 02<sup>nd</sup> May. (Granted 09<sup>th</sup> May)

**Action:** Clerk to clarify what GPDE means in relation to applications and circulate to planning members . GPDE relates to General Permitted Development England. This type of application is for a larger home extension that does not fall within usual permitted development rights but does not need full planning. Please see the full information on this link to our website-<https://www.ashford.gov.uk/media/jcvkvb21/guidance note-larger home extension.pdf>

Cllr Ellie Crook returned at 19.13 after being able to reconnect to internet in time for discussion re 1 the street onwards

Cllr Carole White had to leave the meeting at 19:21 due to personal reasons.

**35/21P Conningbrook Park (S2) Task and Finish Group - to discuss and agree any actions following update from Clerks actions of meeting of 2<sup>nd</sup> March. Update noted from Clerk.**

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**Action:** Clerk to continue contact with Ashford Bowls Club and Developer. Update at next Planning meeting.

**Agreed:** The Task and Finish Group will take forward discussions with the Ashford Bowls Club with Clerk to attend.

**36/21P Conningbrook Phase 2 (S19) - to discuss and agree any actions.** Update noted from Clerk.

**Action:** Clerk to continue contact with Developer. Update at next Planning meeting.

**37/21P 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> March .** Update noted from Clerk.

**Action:** Clerk to continue contact with Developer and other Parish Councils. Update at next Planning meeting.

**Action:** Clerk to go to ABC re boundaries and ask for comment re the impact of a road being in say multiple parishes and report back.

**38/21P Stubbs Restaurant Development - to discuss and agree any actions following update from Clerks actions of meeting of 2<sup>nd</sup> March.**

*This agenda item was discussed first and then the meeting continued from 32/21P onwards.*

**Action:** Clerk to ask ABC re outside covers in general as these taken into account on a planning application

**Action:** Clerk to contact ABC reference this particular application to understand how parking and traffic are considered with the outside covers, take away trade.

**39/21P S106 – to discuss and agree any actions following meeting with ABC and supplementary documents supplied**

**Action:** Clerk to contact Michelle Byrne of ABC whether there are any geographical/distance restrictions to the building where s106 monies should be spent/would need to be spent.

**Noted:** This paper will also be discussed at Environment and Open Spaces as well as Council 14.04.21.

**Action:** Clerk to add to Council agenda.


**40/21P Assets of Community (Buildings) Value be on next agenda - to discuss and agree any actions following initial research carried out to date**

**Action:** Cllr Huntley to circulate a paper to members.

**41/21P Items for inclusion on the next agenda (S2 Task and Finish Group, S2, S19 and S20, Affordable Housing, Assets of Community Value, Stubbs Restaurant and application 21/00575/AS as agreed above )**

**42/21P Date of next meeting.** The next meeting will be 4<sup>th</sup> May 2021 at 6.30pm.

**43/21P Close of meeting.** The meeting closed at 19:56

 7/5/21