

# KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES



- agenda published on 22nd October 2021

**A meeting of the above Council Planning Committee was held on  
Thursday 28<sup>th</sup> October 2021, Kennington Scout Hut at 7.15pm**

- 66/21P To note those present and record any apologies.**  
**Present:** Cllr Chris Morley, Cllr Charles Ellis, Cllr John Seaton, Cllr Sue Huntley.  
**Apologies:** Cllr Carole White, Cllr Shafi Khan, Cllr Ellie Crook  
**Also Present:** 1 member of the public and the Clerk
- 67/21P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.**  
Cllr Chris Morley declared a Voluntary Interest: Commercial consideration arising from external employment
- 68/21P To elect a Committee member to the vacant position of Chair for this committee until 2022 Annual Council Meeting.**  
Cllr Charles Ellis, nominated with no further nominations and with all in favour, Cllr Ellis elected Chair of Planning Committee.
- 69/21P To agree and sign the Minutes of the last meeting 6<sup>th</sup> October 2021.**  
**Resolved:** the minutes circulated were approved unanimously and were declared a true record and to be signed by the Chair.
- 70/21P Public Question Time - to receive any questions relating to items on the Agenda from members of the public and replies thereto.**  
The member of the public did not wish to ask any questions.
- 71/21P Conningbrook Park (S2) 19/00025/AS - to discuss and agree any next steps/actions following recent development and meeting with Ashford Borough Council.**  
**Agreed:** Council to request assurance from ABC that, as a statutory consultee, the Council will be included in all notifications of planning matters including those for environmental Impact Assessments.  
**Action:** Clerk to write to Simon Cole, Head of Planning and Development, and request this assurance.

**Concerns:** summarised, following an in-depth discussion, and consideration to the summary paper circulated from Cllr Morley.

- 1) **On-site nutrient mitigation:** A substantial reduction in parkland with half being used as a constructed wetland would make this inaccessible to the public and therefore not available for recreation. This area of parkland is a key feature in the original application to develop the site for housing and should not be reduced.
- 2) **Off-site nutrient mitigation:** The visual impact will undoubtedly change from landscape features to a more industrial view, and not therefore in keeping with the surrounding area and the rest of the development
- 3) Public bridleways and footpaths will be affected and this is not covered in the submission
- 4) The general arrangement shows this as being built right up to the river bank on the Hinxhill side preventing any future riverbank access for a substantial length of the river
- 5) The visual impact and the effect of development up to the riverbank could be mitigated by having this set back from the river by a minimum of 2 metres
- 6) The land immediately to the south of the proposed reed bed is included in ABC's Master Plan for the Country Park as a possible "Future Country Park Extension" and any solution should be sympathetic to this potential extension.
- 7) Vermin control and containment to protect resident, has this been considered and how will this be controlled, mosquitos and flies would be a problem during summer months. Reed beds attract rodents, particularly in the winter, and grass snakes tend to be abundant.
- 8) Reedbed maintenance and replacement has this been fully considered with the need to harvest in October and potentially replace every few years.

**Agreed:** Council agreed that these points are to be raised to the Planning Officer as soon as possible

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**Action:** Clerk to send email to relevant parties with concerns as listed and report back on response received

**Agreed:** Wye with Hinxhill parish to be contacted to understand whether they intend to comment on the off-site development.

**Action:** Clerk to contact Clerk of Wye with Hinxhill parish and Cllr Richard Bartley by email.

**72/21P Items for inclusion on the forthcoming agenda/s.**

**Agreed:** Items to be included on next agenda would include update on all 3 developments, Assets of Community (Buildings) Value.

**Action:** Clerk to ensure items are on next agenda.

**Noted:** By all Clerk advised all items were on agenda and agenda would be posted this evening 28<sup>th</sup> October 2021.

**73/21P Date of next meeting.** The next meeting is to be 2<sup>nd</sup> November 2021 at 7pm, Kennington Scout Hut

**74/21P Close of meeting.** The meeting closed at 20:35

DRAFT