

# KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES



- 4<sup>th</sup> MAY 2021

A meeting of the above Council Planning Committee was held on  
Tuesday 4<sup>th</sup> May 2021, via Zoom at 6.30pm.

**44/21P To note those present and record any apologies.**

Members: Cllr Charles Ellis (Chair) Cllr Alan Cooper, Cllr Carole White, Cllr John Seaton, Cllr Shafi Khan, Cllr Sue Huntley and Cllr Ellie Crook.  
Also Present: The Clerk.

**45/21P To Declare any Pecuniary Interests, Other interests of voluntary Interests.**

Cllr Carole White and Cllr Sue Huntley re S2 and Stubbs restaurant and Cllr Ellie Crook re 21/00594/AS.

**46/21P To agree and sign the Minutes of the last meeting 6th April 2021.** The minutes were agreed unanimously adopted as a true record. Minutes to be signed by the Chair.

**47/21P 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.

**48/21P Planning applications:**

a) To note the decisions made by ABC. Noted

Planning No	Address	Details
<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. PERMIT
<a href="#">21/00335/AS</a>	191 Faversham Rd	Proposed single storey rear extension. PERMIT
<a href="#">20/01730/AS</a>	105 Bybrook Road	Two storey side extension and change of use of land to residential curtilage. PERMIT
<a href="#">16/00732/AS</a>	Former Phoenix Primary School, Bybrook Road	Variation of condition 21 on planning approval 12/00882/AS (Demolition of existing vacant school building and development consisting of 14 new residential dwellings) to replace non-opening with opening restrictors of 100mm. PERMIT
<a href="#">21/00350/AS</a>	5 Studio Close	Proposed extended driveway. PERMIT
<a href="#">21/00345/AS</a>	The Co-operative, 98 Faversham Road	1x Internally illuminated projector hanging sign. GRANT CONSENT
<a href="#">21/00322/AS</a>	5 Osier Field, Kennington	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. REFUSE
<a href="#">21/00326/AS</a>	221 Canterbury Road	Erection of single storey rear extension, and erection of new first floor to existing bungalow. REFUSE
<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. PERMIT
<a href="#">21/00408/AS</a>	68 Rylands Road	Two storey side/rear extension; single storey rear extension. PERMIT
<a href="#">21/0011/GPDE/AS</a>	5 Tudor Way	Prior approval not required.

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Trees Decided: Raised no objection/Grant consent

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 growth which is lifting tarmac footway in Tritton Fields. Raise No Objection
<a href="#">21/00055/TC</a>	46 The Street	T1 magnolia. To reduce the height down by 2-2.5m in height back to previous pruning points. The tree has reached up and is within the cables above. Raise No Objection
<a href="#">21/0069/TP</a>	5 Kennington Place	<b>5 Kennington Place, Ashford, Kent, TN24 9HZ</b> T1 flowering Cherry - crown clean, reduce all around by 1 metre and thin at 20%; T2 Sycamore - crown reduce all round by 2 metres to previous reduction points

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

**Lawful Certificates applied for:**

Planning No	Address	Details
<a href="#">21/00486/AS</a>	30 Larch Walk	Lawful development certificate- proposed- Vehicle crossover.

**Tree Applications for Consideration:**

Planning No	Address	Details
<a href="#">21/00067/TC</a>	5 Osier Field	T1 - Currently 9 metres high to prune back by 3 metres. T2 - Currently 4 metres to prune back shoots by 1.5metres from the top.
<a href="#">21/00069/TC</a>	5 Kennington Place,	T1 flowering Cherry - crown clean, reduce all around by 1 metre and thin at 20%; T2 Sycamore - crown reduce all round by 2 metres to previous reduction points

21/00622/AS, 21/00638/AS, 21/00640/AS, 21/00680/AS, 21/00744/AS, 21/00756/AS, 21/00776/AS.: No objection

21/00575/AS : Object on the grounds of not in the local plan as suitable for a residential housing development. Road and access not adequate or fit for purpose and no pavement. Dwindling number of green spaces within Kennington. Between several industrial sites. Concerns re trees being removed.

Action: Clerk to register comments with ABC.

21/00594/AS : Object: Concern that all the green spaces left for green spaces are being taken over by small developments, sets a precedent for all little green pocket spaces currently left on older developments that seem to be absorbed whilst newer developments are being designed purposely in, lighting concerns for properties close, would look out of place, concerns re parking as parking spaces not fully accessible looking at current plans.

21/00745/AS : Removed as sent to Kennington in error not for our comments.

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## Applications for Consideration:

Planning No	Address	Details
<a href="#">21/00575/AS</a>	The Bamboos, Bockhanger Lane	Outline permission for the erection of 5 no. self-build plots. Comments by 09/05
<a href="#">21/00622/AS</a>	260 Canterbury Road	Single storey rear extension together with two storey side extension over part of the existing garage and new double garage to the front of the property. Comments by 08/05
<a href="#">21/00638/AS</a>	210 Faversham Road	Two storey extension at side including single storey front extension. Comments by 10/05.
<a href="#">21/00594/AS</a>	Land North of 128, Rylands Road,	Proposed 2 storey dwelling house with public and private amenity space and off-street parking. Comments by 02/05
<a href="#">21/00640/AS</a>	30 Warwick Road	Conversion of existing garage to ancillary annexe. Comments by 15/05
<a href="#">21/00680/AS</a>	72 The Street	Prior notification for the change of use under Class O from offices B1(a) in the existing building to 2 Dwelling houses residential use (C3). Comments by 15/05
<a href="#">21/00744/AS</a>	5 Osier Field	Construction of single storey side extension and conversion of garage for integral annex accommodation
<a href="#">21/00745/AS</a>	Pilgrims, Pilgrims Lane	Outline application for the erection of detached 4-5 bedroom live-work dwelling and detached double-garage (with all matters reserved).
<a href="#">21/00756/AS</a>	129 Faversham Road	Erection of outbuilding [Retrospective] [Revision of 16/01821/AS]
<a href="#">21/00776/AS</a>	18 Tritton Fields	Single storey rear extension

- 49/21P Conningbrook Park (S2) Task and Finish Group** - to **discuss** and **agree** any actions following oral update from Clerk.  
**Noted:** Contact from developer re Bybrook Bockhanger Community facility  
**Action:** Clerk to advise Bockhanger Community Facility Chair, Cllr Alan Dean.  
**Action:** Clerk to continue contact again with Ashford Bowls Club  
**Action:** Clerk to continue contact with developers  
**Action:** Clerk to only add to agenda if any update received.
- 50/21P Conningbrook Phase 2 (S19)** - to **discuss** and **agree** any actions following oral update from Clerk.  
**Noted:** No further update from the developer.  
**Action:** Clerk to continue contact with developers  
**Action:** Clerk to only add to next agenda if any update received.
- 51/21P S20 (20/00002/EIA/AS Boughton Aluph and Eastwell, Westwell, Kennington)** -- to **discuss** and **agree** any actions following oral update from Clerk.  
**Noted:** No further update from the developer.  
Notes: Response from ABC that this development would not raise a need for a parish boundary review  
**Action:** Clerk to continue contact with developers and other Parish Councils.  
**Action:** Clerk to only add to next agenda if any update received  
**Action:** Add to Council agenda for Councillors to consider pushing for ABC to do a Parish boundary review and consult with all three parishes for this to be considered

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**Action:** Clerk to again ask to Susan Pearse of ABC re why there would not be a parish boundary review and bring response to next meeting

- 52/21P Stubbs Restaurant Development - to discuss and agree any actions following oral update from Clerk.**  
**Noted:** Update from ABC  
**Action:** Clerk to continue to chase ABC  
**Action:** Clerk to add to next agenda.
- 53/21P Assets of Community (Buildings) Value be on next agenda - to discuss and agree any actions following initial research carried out to date.**  
**Action:** Clerk to add to next agenda  
**Action:** Cllr Sue Huntley to circulate a list of criteria to all  
**Action:** Councillors to send ideas to Cllr Sue Huntley to do compile a list of options.
- 54/21P National Planning Policy Framework and National Model Design Guide: consultation proposals – Response from ABC - to note and discuss and agree actions if appropriate. Noted by all.**
- 55/21P Items for inclusion on the next agenda (S2, S2Task and Finish Group, S19 and S20 only if updates received, Affordable Housing, Stubbs Restaurant and Terms of Reference for Working Group extension to September).**
- 56/21P Date of next meeting.** The next meeting will be Tuesday 1st June 2021 at 6.30pm.
- 57/21P Close of meeting.** The meeting closed at 19:49.