

KENNINGTON COMMUNITY COUNCIL – PLANNING COMMITTEE MEETING MINUTES



- agenda published 1st October 2021

**A meeting of the above Council Planning Committee,
was held on Wednesday 6th October 2021,
Kennington WI Hall at 6.45pm**

- 58/21P To note those present and record any apologies.**
Present: Cllr Charles Ellis (Chair), Cllr Alan Cooper, Cllr Shafi Khan and Cllr Morley a substitute on behalf of Cllr Carole White.
Apologies: Cllr Carole White, Cllr Sue Huntley, Cllr John Seaton and Cllr Ellie Crook
- 59/21P To Declare any Pecuniary Interests, Other interests of voluntary Interests.**
None were declared.
- 60/21P To agree and sign the Minutes of the last meeting 4th May 2021.**
Agreed: The minutes were signed as a true record and signed and dated by Cllr Charles Ellis (Chair).
- 61/21P Public Question Time - to receive any questions relating to items on the Agenda from members of the public and replies thereto.**
No members of public were present
- 62/21P Planning applications: To discuss application 21/0537/AS, Graminae, Faversham Road, Kennington, Ashford, Kent, TN25 4PH received and agree comments/responses /objections or support.**
- After discussion it was agreed to send the following response:** Kennington Community Council considers that planning permission should be refused in this case because there is no adequate access for construction or for use after completion and the size of the garage is not consistent with the Borough Council's planning policies and it would fail to accord with the prevalent grain of built form on either Faversham Road or Sherwood Close.
These arguments in full:
- Size of Building
The dimensions of the garage are shown as 10m x 9m with a height of 4.375m at the apex. The Kent Vehicle Parking Standards previously gave preferred internal garage sizes of 5.6m x 2.6m or 5.0m x 3.2m. For comparison, a large car such as a Land Rover is less than 5m x 2m and 2m in height, meaning that the garage would be able to accommodate 4 rows, 2 deep of a vehicle more than 1m higher than but with a similar wheelbase to a Range Rover. Garages and other outbuildings should be sympathetically related to the main building, whether they are adjoined or free-standing. This means they should be proportionate, well designed and in keeping with the character and materials of the dwelling. The proposal does not meet these criteria. The height of the apex exceeds the height of a normal garage apex by at least 1. The intention of use of a garage or outbuilding must be for car or other storage ancillary to the residential use, unless otherwise stated in the planning application form. The design of the building is not consistent with this intended use.
- Access route
The access to the garage is said to be via Goat Lees Lane and a narrow track which runs behind the neighbouring property and alongside 27 Sherwood Close. This means access is from the north-east. However, on the plan, the track from the garage to the boundary fence is shown as heading in a south-easterly direction. This is consistent with traffic approaching through Sherwood Close. The residents of Sherwood Close object to this access, particularly if

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it is associated with frequent access which a large building would imply. It is understood that the owner of 27 Sherwood Close also owns a 'ransom strip' of land controlling this access. It is not clear that either of these routes is a right of way for vehicles. The track from Goat Lees Lane is narrow; although shown on Land Registry records as being of 2 metres in width, it is currently narrower than that and a locked gate has been placed across it. To be used regularly by vehicles, it would need to be widened. The size of the garage suggests frequent access would be required. This would be dangerous on a narrow lane shared with pedestrians. It would also increase the level of traffic emerging from Goat Lees Lane onto Faversham Road. Egress from Goat Lees Lane is probably one of the most dangerous manoeuvres a driver could make in Ashford currently.

The track from Goat Lees Lane is totally unsuited to construction traffic. Access from Sherwood Close, even if residents agreed to this, is also unsuited to construction traffic, whether ready mixed concrete or aggregate lorries.

Conditions

If ABC officials are minded recommending approval, it is crucial that they should pay a site visit to inspect access and make contact with the landowner for the track from Goat Lees Lane, as well as those controlling rights to the access across the front of 23-27 Sherwood Close. Any approval should be subject to conditions, including:

- A prohibition on commercial use of the resulting garage building
- A considerable reduction in the height to be more suitable to an outbuilding in the garden of a house in reasonably dense housing area and accord with the prevalent grain of built form in Faversham Road or Sherwood Close
- Measures to prevent any increase in run off, in view of the history of flooding in the immediate vicinity in Sherwood Close
- Construction traffic to access the site from Faversham Road through the property Graminae for which the application is made.

- 63/21P** **Items for inclusion on the next agenda**
Agreed: the next meeting should discuss all large ongoing developments and Assets of Community Value
- 64/21P** **Date of next meeting.** The next meeting date is Tuesday 2nd November.
- 65/21P** **Close of meeting.** The meeting closed at 19.15