



**A meeting of the Planning Committee, to be held on Tuesday 7th December 2021,
at 7pm at the United Church, Kennington, Faversham Road.**

87/21P To note those present and record any apologies.

Present: Cllr Charles Ellis (Committee Chair), Cllr John Seaton and Cllr Morley a substitute on behalf of Cllr Carole White.

Apologies: Cllr Ellie Crook, Cllr Carole White and Cllr Shafi Khan.

Also Present: Cllr Alan Cooper (Ex officio), 1 Member of the Public and the Clerk

88/21P 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 re agenda item 94/21.

89/21P To agree and sign the Minutes of the last meeting 2nd November 2021.

Resolved: the minutes of the 2nd of November 2021, circulated were approved unanimously and were declared a true record and to be signed by the Chair.

90/21P 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 at this time.

91/21P Planning applications -

a) To note the decisions made by ABC

Applications Decided: Lawful Certificates

Planning No	Address	Details
21/0607/AS	74 Meadowbrook	Lawful Development Certificate - proposed - vehicle crossover and hardstanding
21/0772/AS Split / Partial Only	5 Tudor Byway Split / Partial Only	Lawful development certificate single storey rear extension – Refused. And front porch – Agreed only as lawful development

Applications Decided: Permit granted/Full planning permission granted

Planning No	Address	Details
21/01669/AS	50 Grosvenor Road	Garage conversion to a bedroom
21/01748/AS	275 Canterbury Rd	Proposed two storey rear extension; front porch; bay window to front elevation and tile hanging to first floor
21/01655/AS	6 Studio Close	Proposed new driveway and vehicle cross over
21/01270/AS	Infinity, 1A Tabret Close	Erection of single storey detached garage (retrospective)
21/01737/AS	28 Tadworth Road	New door to front elevation to provide disabled access.
21/01524/AS	197 Faversham Road	Nonmaterial minor amendment to planning permission 21/01524/AS (Single storey rear extension) to reduce size of extension
21/01552/AS	6 Broadhurst Drive	Works of conversion of garage to habitable accommodation

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Applications Decided: Refused / Withdrawn by applicant

Planning No	Address	Details
21/01863/AS	23 Christopher Bushell Way Withdrawn by applicant	Erection of porch extension and conversion of garage to form home office (revision to 17/00927/AS)

Applications Decided: Split Decision

Planning No	Address	Details
21/0772/AS	5 Tudor Byway	Lawful development certificate single storey rear extension – Refused. And front porch - Agreed

Appeals: Allowed

Planning No	Address	Details
21/00776/AS	18 Tritton Fields	Single storey rear extension

b) To note applications received and agree comments/responses /objections/support/extension to consider further

Lawful Certificates applied for: All Noted

Planning No	Address	Details
21/02025/AS	36 <u>Nettlefield</u>	Lawful development certificate- proposed- Vehicle cross over and hardstanding for off-road parking
21/01855/AS	7 Dudley Road	Lawful Development Certificate - Existing Development - Summerhouse and conservatory
21/00034/GPDE	11 Hillcrest Close	Notification of a larger <u>homes</u> extension - single storey rear extension (depth 3.10m x eaves 2.20m x ridge 2.52m).

Applications for Consideration:

Planning No	Address	Details
21/01991/AS	Ashford Rugby Club, <u>Kinneys Lane</u>	Change of use of land and laying down of hard surfacing material to create an overspill car park for Ashford (Kent) Rugby Football Club. (16/12)
21/02006/AS	1 Tudor Byway	Construction of single storey rear extension, replacement attached garage and alterations to the fenestration (16/12)
21/01970/AS	15 Hillcrest Close	Proposed 2 storey rear and front extensions (12/12)
21/01909/AS	78 Tritton Fields	Single storey side extension (10/12)
21/01856/AS	25 Canon Woods Way	Conversion of existing garage into habitable room.(11/12)
21/02078/AS	23 Christopher Bushell Way	Garage Conversion (26/12)

Agreed: After the applications were fully discussed agree the Clerk to register comments on Ashford Borough Council portal as follows -

21/01991/AS Ashford Rugby Club - To ensure appropriate barriers are in place to prevent issues such as HGV parking. Consideration for trees to be replaced where possible for those that need to be cut down to accommodate the car park.

21/02006/AS 1 Tudor Byway - No comment.

21/01970/AS 15 Hillcrest Close - No comment.

21/01909/AS 78 Tritton Fields- No comment.

21/01856/AS 25 Canon Woods Way - To ensure adequate parking is still available.

21/02078/AS 23 Christopher Bushell Way - To ensure adequate parking is still available.



- 92/21P Aldi Proposed New Development - to receive information relayed at meeting held on 6th December and to discuss and agree any next steps/actions as necessary**
Agreed: Until a planning application is received the Council will not take a position and will do so only once an application has been submitted, reviewed, and discussed fully.
Action: Clerk to ask ABC for site history of permissions granted.
Action: Clerk to add a Facebook post to raise awareness for all to make comment on consultation
Action: Clerk to find out from developers where the leaflets were distributed.
Action: Clerk to find out more about the Scoot 7 traffic signal system and distribute to Committee members
Action: Clerk to send transcript, link to consultation and slides from Meeting held on 6th December to all committee members.
- 93/21P Land adjacent to Bockhanger Lane, Kingmead, TN25 4AH (CTIL_11340524) - to discuss and agree any next steps/actions and response to pre-application consultation letter and proposed plans re the proposed upgrade to the existing telecommunications installation at this site.**
Agreed: No Comment to be made.
- 94/21P Conningbrook Park (S2) 19/00025/AS - to discuss and agree any next steps/action**
Action: Clerk to continue to speak with developers and provide any update for next Planning committee meeting.
- 95/21P Conningbrook Phase 2 (S19) - to discuss and agree any next steps/actions**
Action: Clerk to find out where we are with current planning cycle
Action: Cllr Morley and Cllr Charles Ellis to draft a regular process re s106
- 96/21P S20 Boughton Aluph and Eastwell, Westwell, Kennington) - to discuss and agree any next steps/actions**
Action: Clerk to continue to speak with developers and provide any update for next Planning committee meeting.
- 97/21P Conningbrook Park Task and Finish Group, Terms of Reference, and Membership - to discuss and agree revision to the current Task and Finish Group to progress into a New Development Task and Finish Group (Upon agreement Terms of Reference to be revised and consideration of engaging additional Non-Councillor members brought back to next suitable meeting)**
Agreed: Review again February planning meeting considering Terms of Reference and Working Group Non-Councillor Membership
Action: Clerk to diarise for February Planning meeting.
- 98/21P Items for inclusion on the forthcoming agenda/s. (S106 on 3 new developments, Conningbrook Park Task and Finish Group Terms of Reference revision, Street Lighting transfer).**
Agreed:
 1. Conningbrook Task and Finish Group Terms of reference and membership - February agenda.
 2. Picture Book of Kennington request received for one to be collated and published on website.**Action:** Clerk to add Picture Book to next Communications committee meeting
Action: Clerk to diarise for February agenda to add Conningbrook Task and Finish Group Terms of reference and membership.
- 99/21P Date of next meeting.** The next meeting date is 18th January at 7pm.
- 100/21P Close of meeting.** The meeting closed at 20:38