


# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 October 2022



**A meeting of the Planning Committee was held on Thursday, 06 October 2022 starting at 7pm, at the United Church, Faversham Road.**

- 111/22P To note those present, to receive and consider for approval, apologies for absence and reasons given.**  
**Present:** Cllr Charles Ellis (Chair), Cllr Alan Cooper and Cllr John Seaton  
**Apologies:** Cllr Shafi Khan, Cllr Ellie Crook, Cllr Carole White  
**Also Present:** Cllr Chris Morley, 1 resident and the Clerk
- 112/22P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.**  
None were declared.
- 113/22P To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 01 September 2022**  
**Resolved:** The minutes of the meeting held on 01st September 2022 were agreed and adopted as a true record by unanimous vote.
- 114/22P Public Open Session for members of the public who may make representations, ask and answer questions and give evidence regarding items on the agenda or to suggest issues for discussion at a future meeting.**  
**Comments received on Conningbrook:** Trees / Holly bushes - agreed an update on this ongoing issue is required  
**Action:** Clerk to ask Cllr Iliffe for an update and bring to the next suitable Planning meeting or Council as appropriate.
- 115/22P Aldi Development: to note and discuss and agree any next steps/actions as necessary with regards to Planning Application: 22/01067/AS (force.com)**  
**Agreed:** To write a comment and object to the current application - The design of the vehicle access to the Aldi site appears certain to exacerbate the traffic problems at the Simone Weil Avenue junction. The central lane on the motorway bridge is currently largely given over to the right turn lane into Simone Weil Avenue and a pedestrian island. The Aldi plans appear to assign a section of this lane to traffic turning right into Aldi. Two consequences of the new road layout are that the inadequate space for the right turn lane into Simone Weil Avenue will lead to Canterbury Road being blocked for traffic trying to continue straight on into Ashford Town Centre and the inadequate space for the right turn lane into Aldi will lead to Canterbury Road being blocked for traffic attempting to continue straight on towards Kennington. The installation of traffic lights to control entry and exit from the Aldi site coupled with new traffic lights at the junction of Cemetery Lane and Canterbury Road will mean that there are 4 sets of traffic lights within 0.4 mile and three sets within 0.1 mile. The overall disruption to traffic flow will result in long tailbacks, disrupting junctions within a radius of 0.75 mile i.e. from the Conningbrook roundabout to the Mace Lane traffic lights. This is unacceptable and displays a lack of understanding of the area in both the applicants and those advising them. That said, the introduction of a controlled crossing from Cemetery Road across Canterbury Road will be a welcome safety improvement for people visiting the doctors' surgery. Kennington Community Council considers that the applicants should be invited to withdraw the application and re-route the entry/exit road to face Cemetery Lane, removing one set of traffic lights and increasing the space available for right turn lanes. Failing this, the Council opposes the application. Council is also concerned at the risk of sequential disruption during construction of new junctions within such close proximity. When and if planning approval is eventually given, one condition should be that an agreement is reached, under the supervision of Kent County Council, between Aldi and developers of S2, in order to coordinate construction.  
**Action:** Comments to be circulated to all Councillors as above before being registered on ABC portal, to ensure there are no further comments/concerns to be additionally added.

Signed: 

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**Action:** Clerk to ask Cllr Howard Turner for his comment on this application and share upon receipt to Planning committee members.

**Action:** Clerk to register comment after Councillors have had sufficient time to further comment.

- 116/22P Orchard Farm Development: to note any update, discuss and agree any next steps/actions**  
**Advised:** By Clerk no further update received on this development since last Planning committee meeting  
**Action:** Clerk to keep contact with the developers, report to committee any future progress and add to future agendas.
- 117/22P Conningbrook Park (S2) Development: to note any update, discuss and agree any next steps/action.**  
**Advised:** By Clerk no further update received on this development since last Planning committee meeting  
**Action:** Clerk to keep contact with the developers, report to committee any future progress and add to future agendas.  
**Action:** Clerk to contact Ashford Bowling Club to see if they have knowledge of further progress.
- 118/22P Conningbrook Lakes Phase 2 (S19) Development - to note any update, discuss and agree any next steps/actions.**  
**Advised:** By Clerk no further update received on this development since last Planning committee meeting  
**Action:** Clerk to keep contact with the developers, report to committee any future progress and add to future agendas.
- 119/22P Trinity Lakes (S20) Development: to note any update, discuss and agree any next steps/actions.**  
**Advised:** By Clerk no further update received on this development since last Planning committee meeting  
**Action:** Clerk to keep contact with the developers, report to committee any future progress and add to future agendas.
- 120/22P East Mountain Lane Development: to note any update, discuss and agree any next steps/actions.**  
**Advised:** By Clerk no further update received on this development since last Planning committee meeting  
**Action:** Clerk to keep contact with the developers, report to committee any future progress and add to future agendas.
- 121/22P Land at Orchard Cottage, Tile Kiln Road Ashford: to discuss and agree on comments for submission to ABC**  
**Discussed:** This development needs to be sensitive to neighbours and fails to take account of them at present  
**Action:** Agreed Cllr Morley to file his opinions on the consultation.
- 122/22P Planning applications:**
- a) **To note the decisions made by ABC**  
**Noted:** With change of ABC portal, no decisions are being sent through at this time.  
**Noted:** Clerk written to ABC re the non-receipt of decisions reached.  
**Action:** Clerk will update once response received, however noted that ABC are currently receiving comment re the new portal introduction.

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

Planning No	Address	Details
PA/2022/2481	21. Northumberland Avenue	Proposed removal of garage and single storey rear and side extension.
PA/2022/2467	28 Exthorne Close	Proposed single storey rear extension and first floor extension to rear and associated works
PA/2022/2448	Mill Cottage. Mill Lane	Proposed 2-bay oak framed cart-lodge style garage within the curtilage of a Grade II Listed Building (Mill Cottage). Comments by 29/10/22
PA/2022/2426	Elm Tree. Church Road	Proposed installation of a ground mounted photovoltaic solar array
PA/2022/2223	40. Park Road	Demolition of existing bungalow and garages and construction of 2 no. detached houses with associated parking. Comments by 22/10/22
PA/2022/2179	126. Lower Vicarage	Two proposed fixed roof windows into roof of a brand new kitchen extension that is attached to a Grade II Listed house
PA/2022/2170	256 Canterbury Road	Single storey rear extension. Garage conversion and extension to form 'Granny Annex'
PA/2022/2060	30. Beechling Drive	Proposed two-storey rear extension with associated fenestration and a new escape window to be fitted into the proposed new bedroom.
PA/2022/2063	26. Yule Cottage. Park Road	Proposed hip to gable loft conversion, single storey side extension, new bay windows and altered glazing to front and rear elevations.
PA/2022/2028	Walnut Lodge. Ball Lane	Proposed single storey rear extension, loft conversion, inset balconies to rear and East elevations, elevational alterations to the existing pool room.

PA/2022/2481 : Concerns re parking considerations, Clerk to make comment on ABC portal to represent Community Councils concerns.

PA/2022/2467: No objections were raised.

PA/2022/2448: No objections were raised.

PA/2022/2426: No objections were raised.

PA/2022/2223: Concerns re this being a gross over development of the site, Clerk to make comment on ABC portal to represent Community Councils concerns.

PA/2022/2179: No objections were raised.

PA/2022/2170: No objections were raised.

PA/2022/2060: No objections were raised.

PA/2022/2063: No objections were raised.

PA/2022/2028: No objections were raised.

**Action:** Clerk to make comment on applications PA/2022/2481 21 Northumberland and PA/2022/2223 40 Park Road on behalf of Community Councils planning committee to ABC planning portal comments.

**123/22P Planning Portal - Register View (force.com): to discuss and agree any comments, suggestions or questions re the new portal.**

**Help and advice on using the Ashford Borough Council Planning Public Register.**

**Discussed and agreed:** The clerk would send the following comment/s be made to ABC (the Arcus team).

**Action:** The Clerk to send comment to ABC on current concerns with new planning portal as follows:

- 1) Document file names - could these be named as relevant to the title of the application so be inclusive i.e. part of the address e.g. Site Plan - 987 Planning Street Lane

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- 2) Application document links - even if can only be on new application but for these to open in a new window rather than the need to download them all
- 3) Email alerts to be available to all residents and if not possible ALL then to perhaps a number of members of a Parish Council (i.e. more than just the one and say members of the Planning committee)
- 4) Decisions - how do we get notified of a decision reached there used to be weekly lists but unsure and would appreciate how we are notified. The same would be for withdrawn.
- 5) Appeals - how will we be notified of these?
- 6) Lawful developments - are these inclusive of the ones emailed to Clerk now or are these not now advised?

**Discussed and agreed:** the Clerk would forward all planning applications to the Planning committee members and Chair Of Environment and Open Spaces meantime.

**Action: Agreed** the Clerk would forward all planning applications to the Planning committee members and Chair Of Environment and Open Spaces meantime.

- 124/22P Items for inclusion on the next agenda**  
*(For Councillors to raise items for information only and to request items for the next agenda).*
- 125/22P Date of next meeting.**  
**Agreed:** The next meeting date be 22nd November 2022 at the United Reformed Church at 7pm.  
**Action:** Clerk to book meeting room and make arrangements as necessary.
- 126/22P Close of meeting.**  
The meeting closed at 8.30pm

Signed: 

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