

KENNINGTON COMMUNITY COUNCIL

PLANNING COMMITTEE MINUTES

Agenda published 10 February 2022



A meeting of the Planning Committee,
was held on Tuesday, 15 February 2022 at 7pm,
in the United Church, Faversham Road.

15/22P To note those present, to receive and consider for approval, apologies for absence and reasons given.

Present: Cllr Charles Ellis (Chair), Cllr John Seaton, Cllr Shafi Khan, Cllr Carole White

Also Present: Cllr Chris Morley, The Clerk and 1 Member of the Public

Apologies: Cllr Sue Huntley, Cllr Brian Varney

16/22P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.

Declared: Cllr Chris Morley declared a Voluntary Interest: Commercial consideration arising from external employment re agenda item 7/22P.

Declared: Cllr Carole White a Disclosable Pecuniary Interest due to location of home to current development/s Orchard Farm/S2

17/22P To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 18 January 2022.

Resolved: The minutes of the meeting held on 18th January 2021/2 were agreed and adopted as a true record by unanimous vote.

18/22P 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.

Member of the public present: Nothing to comment on at this point.

19/22P Planning applications –

a) To note the decisions made by ABC.

Noted: By all present decisions received.

Planning No	Address	Details
21/A02025/AS	36 Nettlefield	Lawful development certificate – proposed – vehicle cross over and hardstanding for off-road parking
21/A014855/AS	7 Dudley Road	Lawful development certificate – existing development – summerhouse and conservatory

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Applications Decided: Permit granted/Full planning permission granted

Planning No	Address	Details
12/01245/COAA/AS	Conningbrook & Little Burton Farm	Discharge condition 55 (materials phase 4)
21/01713/AS	Little Croft, 56 Sandyhurst Lane	Single storey front infill extension
21/02006/AS	1 Tudor Byway	Construction of single storey rear extension, replacement of attached garage and alterations to the fenestration.
21/00939/CONA/AS	158 Faversham Road	Discharge of condition 3 (wall construction)
21/01909/AS	78 Tritton Fields	Single side storey extension
21/02152/AS	275 Canterbury Road	Proposed annexe accommodation

- b) To note applications received and to agree comments/responses /objections/support/extension to consider further. Noted, discussed by all with no objections.

Resolved: Agreed by all present no objections to planning applications reviewed.

Applications for Consideration:

Planning No	Address	Details
22/00137/AS	Hope Cottage, 151 Faversham Road	Proposed single storey rear and side extension
22/00091/AS	10 Grasmere Road	Proposed single storey rear extension
22/00148/AS	87 Tritton Fields	Removal of detached garage and erection of side/rear single storey extension with small micro garage and roof light.

Tree Applications for Consideration:

Planning No	Address	Details
22/00001/TC	169 Faversham Road	T1-T4 – Pollard 4 common lime trees to the front of the property pollarded back to previous pollarded points. Reason – Branches growing into a telephone line and all four substantially reduce amount of natural light to the property.

- 20/22P **Aldi Proposed New Development - to discuss and agree any next steps/actions as necessary.**

Resolved: Agreed actions - Clerk to chase the developer and circulate to planning committee members update as soon as possible and add to next agenda

- whether they would consider conducting a new traffic survey
- any indication of when the application is to be lodged
- whether they will be waiting for the traffic developments at Simone Weil to be completed before the build would commence?

- 21/22P **Conningbrook Park (S2) 19/00025/AS - to discuss and agree any next steps/action.**

To Note: Cllr White with declaring a Disclosable Pecuniary Interest due to location of home to current development/s Orchard Farm/S2 took no part on decisions being reached.

Resolved: Agreed actions - Clerk to carry out the following actions and report responses to committee

Ashford Borough Council (ABC): Clerk to approach ABC for answers on the following:

- What is happening re the wetlands as part of S2
- Can we have regular development updates sent to Kennington Community Council on as major sites and development in or that impact on Kennington residents

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Kent County Council (KCC): Clerk to approach KCC for answers on the following:

1. Have they applied for planning re the school (ask Cllr Bartlett, Cllr Bell as appropriate)

Developer: Clerk to chase/approach developers to find out:

1. What reeds will be planted will they be native to the area and type if known yet
2. How can the Community Council operate with the management company and what usually happens with other Community/Parish Councils when development completed
3. If a response can be sent to the resident's letter of last year
4. Details on the Public right way move
5. Details of the public footpath width
6. If there is a schedule of works for Phase 1 or even Phase 1 and 2, Ashford Bowls Club is this confirmed as being part of Phase 1, is the school part of this same phase, would you know if KCC have applied for the planning permission as yet and when this was applied for if so.

22/22P Conningbrook Phase 2 (S19) - to discuss and agree any next steps/actions.

Resolved: Agreed actions - Clerk to chase/approach developers to find out up to date position, circulate and add to next meeting agenda

23/22P S20 (Boughton Aluph and Eastwell, Westwell, Kennington) - to discuss and agree any next steps/actions.

Resolved: Agreed Actions -

1. Clerk to chase/approach developers to find out up to date position, circulate and bring to next meeting via the agenda.
2. Overlaid plans of parish/community boundary to be circulated again

24/22P Orchard Farm development - to discuss and agree any next steps/actions.

To Note: Cllr White with declaring a Disclosable Pecuniary Interest due to location of home to current development/s Orchard Farm/S2 took no part on decisions being reached.

Resolved: Agreed Actions -

1. Cllr Ellis to circulate link to committee members- <https://orchardfarmkent.co.uk/>
2. Clerk to contact Cllr Nathan Iliffe, if there is anything he has that can be shared
3. Clerk to contact Ashford Borough Council re policy on self builds and circulate to committee
4. Clerk to approach developer re the additional site rules with these self builds
5. Clerk to contact Ashford Borough Council to establish if there is any deadline due
6. Clerk to contact Ashford Borough Council re whether planning permission is required to knock a house down, or reduce a house
7. Clerk to invite developer to April Meeting (26th).

25/22P S106 – to discuss and develop a list of priorities to apply to ABC for s106 contribution towards for recommendation to Council.

Resolved: Agreed Actions -

1. Clerk to circulate to all Councillors pre-Council meeting for feedback
2. Clerk to add to next suitable committee agenda

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26/22P **Greater Ashford Land Mapping Commission - to discuss and agree action/s as appropriate to assist with the Community Council reaching a review and response.**

Resolved: Agreed Actions -

1. **Cllr Ovenden** - Clerk to ensure invitation for next meeting sent, if not available to be sent to Cllr Clokie
2. **Cllr Bartlett** - Clerk to ensure invitation for next meeting sent

27/22P **Items for inclusion on the next agenda**

Resolved: Agreed Actions - Clerk to find out and report back to next meeting on the

1. **East Mountain Lane Development** - current position needs to be ascertained, Clerk to obtain a what is known position, Cllr Bartlett to be approached as first contact and add to next Planning committee agenda
2. **Neighbourhood Plan** - need to find out whether grant applications are open with Locality.org, Clerk to contact re current application for grant availability and communicate at next Planning committee and add this for next months as an agenda item
3. **Neighbourhood Plan Training** - find out availability and next training from the Kent Authority of Local Councils (KALC).
4. **Strategic Plan** - Cllr Morley to send the template to Cllr Ellis and Clerk to add to next committee meeting.
5. **Supplementary Planning** - Local listings of interest/importance - can this be tracked through Planning committee, Clerk to add to next Planning agenda to discuss

28/22P **Date of next meeting.** The date of the next meeting for March, Tuesday 22nd March at 7pm, United Reformed Church.

29/22P **Close of meeting.** The meeting closed at 21:13.

Signed:

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