

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 13 January 2022



**A meeting of the Planning Committee,  
was held on Tuesday, 18 January 2022 at 7pm,  
in the United Church.**

**1/22P To note those present, to receive and consider for approval, apologies for absence and reasons given.**

**Present:** Cllr Charles Ellis (Chair), Cllr Sue Huntley, Cllr John Seaton, Cllr Shafi Khan,

**Apologies:** Cllr Carole White

**Also Present:** Cllr Chris Morley, 1 member of the public and the Clerk

**2/22P 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.

**3/22P To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 07 December 2021**

**Resolved:** The minutes of the meeting held on 7th December 2021, were agreed and adopted as a true record by unanimous vote.

**4/22P 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.**

No members of the public wished to speak at this time.

**5/22P Planning applications –**

a) To note the decisions made by ABC. **Noted:** by all present.

**Applications Decided: Lawful Certificates / GPDE**

Planning No	Address	Details
21/00034/GPDE/AS Prior approval not required	11 Hillcrest Close	Notification of a larger <del>home</del> extension – single storey rear extension (depth 1.85m x eaves 2.20m x ridge 2.37m)

**Applications Decided: Permit granted/Full planning permission granted**

Planning No	Address	Details
21/01755/AS	143 Canterbury Road	Proposed single storey extension; demolition of garage
21/01904/AS & 21/01805/AS	Kennington House, 2 The Street	Proposed replacement of existing solar vacuum tubes with 16 no. solar panels
21/01228/AS	Eureka Leisure Park, Rutherford Road	Erection of internally illuminated fascia signage
21/01879/AS	101 Feversham Road	Replacement of detached garage with study within roof space
21/01703/AS	46 Alec Remble Close	Vehicle cross over and hardstanding
21/01768/AS	25 Crofton Close	Garage conversion and front single storey extension; first floor side extension
21/01858/AS	25 Canon Woods Way	Conversion of existing garage into habitable room
21/01877/AS	4 Warwick Road	Extension to front porch; replacement single storey rear extension
21/01893/AS	80 Gosmere Road	Single storey rear extension
21/02078/AS	23 Christopher Bushell Way	Garage conversion

Signed:

Dated: 15<sup>th</sup> Feb 22

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## Applications Decided: Refused / Withdrawn by applicant

Planning No	Address	Details
21/01788/AS <b>Refused</b>	28 The Street	Proposed car port, driveway & vehicle cross over
21/01537/AS <b>Withdrawn</b>	<del>Geowood</del> Faversham Road	Proposed garage outbuilding, utilising existing rear access

## Decided Tree Applications

Planning No	Address	Details
21/00273/TP	Little Burton Farm House, George William Way	Fell pine tree – 5-day notification, moving <del>rootplate</del> . Tree is dangerous, moving towards the house
21/00248/TP	1 Kennington Place	T1 Oak – crown lift over road to 5.1m and to 2.5m over the path. Remove major deadwood T2 Sycamore – crown lift over road to 5.1m and to 2.5m over path. Remove major deadwood. T3 Holly – clip roadside edge as required to give 5.1m clearance over road T4 Sycamore – 2m reduction all round
21/00265/TC Raise no objector	Culvers Ball Lane	T1 Copper Beech - maintain clearance from roof and maintain light levels. Crown thin 20-25%. Crown lift of 1.5m. Height reduction of 1.5m. Width reduction of crown of 3m (1.5m each side). No wounds >100m diameter
21/00263/TC	22 The Street	1. Fir - Remove large conifer if split in stem worsens - for safety reasons, 2. Fir - Reduce height from 25m to about 8m. 3 x4 Sycamore - <del>repollarded</del> S1, S2, S3 & S4 to about 5m to same height as previous pollarding in 2012.

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

## Lawful Certificates applied for

Planning No	Address	Details
21/02155/AS	75 Burton Road	Lawful development certificate – proposed – vehicle crossover and hardstanding

## Applications for Consideration:

Planning No	Address	Details
21/02060/AS	Land northwest of Kingsmead, <del>Bockhangar</del> Lane	Erection of 2 detached residential dwellings with allocated parking and landscaping.  See below will be resubmitted.
21/02152/AS	275 Canterbury Road	Proposed annexe accommodation
21/02104/AS	128 Rylands Road	Single storey rear and two storey side extensions
21/02148/AS	Land at Eureka Business Park, Trinity Road	Outline application for up to 375 dwellings, up to 34,896m <sup>2</sup> commercial floorspace (comprising 31,269m <sup>2</sup> of class E(g)(i) and E(g)(ii) and 3,600m <sup>2</sup> of flexible class E floorspace), open space and associated infrastructure with all matters reserved for further consideration <b>aside from access</b> . Note: this is an EIA application accompanied by an Environmental Statement.

**21/02060/AS - Land Northwest of Kingsmead, Bockhangar Lane for Erection of 2 detached residential dwellings with allocated parking and landscaping: Noted: Email from the Planning Department as application had been made valid in error, subsequently made invalid. Outstanding information required to make the application valid expected mid-late January. When this is received, the application will be revalidated and new consultation letters will be sent.**

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**21/02152/AS - 275 Canterbury Road: Resolved - Agreed** by all those present no objection.  
**Action:** Clerk to register no objection comment.

**21/02104/AS - 128 Rylands Road: Resolved - Agreed** by all those present no objection.  
**Action:** Clerk to register no objection comment.

**21/02146/AS - Land at Eureka Business Park, Trinity Road: Resolved - Agreed** by all those present to register reservations these being no additional Primary care including GP facility, Dentistry, Pharmacy and Opticians, School Facilities, playground facilities, Bus services (of a carbon neutral standard) and loss of Green space. Additionally, the plan which originally which included a retirement unit we agreed would have met a growing need in the Ashford area.  
**Agreed:** Clerk to contact developers to advise them of the reservations we have put forward to ABC.

**6/22P Aldi Proposed New Development - to discuss and agree any next steps/actions as necessary.**

**Resolved:** Clerk to ask Aldi developers 1) whether they would consider conducting a new traffic survey as last 2014 2) do you have any indication of when the application is to be lodged 3) whether you will be waiting for the traffic developments at Simone Weil to be completed before the build would commence.

**Action:** Clerk to add to next agenda, ask questions and update at next committee

**7/22P Conningbrook Park (S2) 19/00025/AS - to discuss and agree any next steps/action.**

**Resolved:** Clerk to approach developers for a follow up meeting

**Action:** Clerk to request a meeting with developer and schedule before next Planning meeting.

**8/22P Conningbrook Phase 2 (S19) - to discuss and agree any next steps/actions.**

**Resolved:** Clerk to ask for Ashford Borough Councils Reed Bed Strategy

**Action:** Clerk to add to next agenda, request Strategy from ABC for further discussion and circulation at next committee

**9/22P S20 (Boughton Aluph and Eastwell, Westwell, Kennington) 21/02146/AS- to discuss and agree any next steps/actions.**

**Resolved:** Clerk to contact developers to advise them of the reservations we have put forward 21/02146/AS to ABC.

**Action:** Clerk to advise developers as discussed under 5/22/b.

**10/22P S106 – to consider S106 contributions from the developments S20 and S19 that could be applied for.**

**Resolved:** Clerk to speak with SLCC and ABC planning to see if process to follow and to ensure we record application under appropriate headings such as Community Hub, Playground Facilities, Green Spaces, Allotments, Sports and Recreation facilities and report back to committee

**Action:** Clerk to add to next agenda for further discussion upon findings.

**Action:** Ask Communication committee to build into their plans that for next precept application via a questionnaire survey to residents asking for what they would like to see improved, added etc in their ward.

**11/22P 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:** Clerk to contact Cllr Noel Ovenden to see whether he would be able to speak with us on this

**Action:** Clerk to contact Cllr Noel Ovenden

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**12/22P Items for inclusion on the next agenda**

**Resolved - Agreed** by all those present s106 further discussion and development of funding requests to present to Ashford Borough Council (Community Hub, Playground facilities across Community and per ward, Green Spaces, Allotments, Sports and Recreation facilities)

**Action:** Clerk to ensure s106 and all known developments are on next meeting agenda.

**13/22P Date of next meeting. Resolved - Agreed** by all those present the next meeting to be on Tuesday 15th February.

**14/22P Close of meeting.** The meeting closed at 20:16.

Signed: 

Dated: 15<sup>th</sup> Feb 22