

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 17 March 2022



**A meeting of the Planning committee,
was held on Tuesday, 22 March 2022 at 7pm,
in the United Church, Faversham Road.**

30/22 To note those present, to receive and consider for approval, apologies for absence and reasons given.

Present: Cllr Alan Cooper (substitute for Cllr Charles Ellis/and acting Chair for the Planning committee), Cllr Carole White, Cllr John Seaton, and Cllr Shafi Khan.

Apologies: Cllr Charles Ellis, Cllr Brian Varney, Cllr Sue Huntley and Cllr Noel Ovenden (ABC).

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

Due to the apologies from Cllr Charles Ellis, Cllr Alan Cooper was nominated to be temporary Chair for this Planning meeting on 22nd March 2022, by all and agreed by all present.

31/22 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 37/22P.

Declared: Cllr Carole White a Disclosable Pecuniary Interest due to location of home to current development/s 35/22P Orchard Farm/ 37/22P S2

32/22 To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 15 February 2022

Resolved: The minutes of the meeting held on 15th February 2022 were agreed and adopted as a true record by unanimous vote.

33/22 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.

Resolved: Action agreed Clerk to contact Ashford Borough Council to see if there are any sites within Kennington that the Council would allow the Community Council to plant on.

Resolved: Action agreed Clerk to contact Ashford Hockey and ask more about the woodland/area purchased with reference to the Stodmarsh/nitrate issues and the planning consent agreed for housing on the AHC site.

34/22 Greater Ashford Land Mapping Commission - to discuss and agree on final response to be submitted as delegated by Council.

Resolved: Action agreed all responses agreed with amendment to last answer to be amended By Cllr Alan Cooper in order to reduce response to number of characters allowed.

Resolved: Action agreed Clerk to submit all responses on behalf of the Kennington Community Council before deadline.

Resolved: Action agreed Clerk to bring to next suitable Council for Councillors to note response sent.

35/22 Orchard Farm Development - to note any update, discuss and agree any next steps/actions.

Noted: The next Planning committee meeting will be proceeded with a meeting by Adam Roake, Orchard Farm Development in order to advise the Kennington Community Council and residents of the planning details of this new development.

Resolved: Action agreed that the Planning committee meeting will start at 7.15pm to allow sufficient time for a presentation from the Orchard Farm Developer and a Q&A for both residents and Councillors.

Resolved: Action agreed Clerk to book the United Church from 5.30pm to allow adequate set up.

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- 36/22 Aldi Development- to note any update, discuss and agree any next steps/actions as necessary.**
Noted: All updates circulated and noted from Clerk, no further actions required at this time
Action: Agreed Clerk to add to next agenda.
- 37/22 Conningbrook Park (S2) Development - to note any update, discuss and agree any next steps/action.**
Noted: All updates circulated and noted from Clerk, no further actions required at this time
Action: Agreed Clerk to add to next agenda.
- 38/22 Conningbrook Lakes Phase 2 (S19) Development - to note any update, discuss and agree any next steps/actions.**
Noted: All updates circulated and noted from Clerk, no further actions required at this time
Action: Agreed Clerk to add to next agenda.
- 39/22 Trinity Lakes (S20) Development - to note any update, discuss and agree any next steps/actions.**
Noted: All updates circulated and noted from Clerk, no further actions required at this time
Action: Agreed Clerk to add to next agenda.
- 40/22 East Mountain Lane Development - to note any update, discuss and agree any next steps/actions.**
Action: Agreed Clerk to add to next agenda.
Action: Agreed Clerk and cost to do this agreed to confirm with Land Registry who owns this land.
- 41/22 Planning applications –**
a) To note the decisions made by ABC
Noted: By all present decisions received. No action required.

Applications Decided: Permit granted/Full planning permission granted

Planning No	Address	Details
21/02104/AS	128 Rylands Road	Single storey rear and two storey side extension.
21/01792/AS	Julie Road Stadium	Change of use of land for the stationing of a horsebox to provide refreshments/food.
21/01970/AS	15 Hillcrest Close	Proposed 2 storey rear and front extensions
12/02145/CONZ/AS	Conningbrook, Willesborough Road	Part discharge of condition 53 (Details of Local Area of Play C within Phase 3).

Tree application decided

Planning No	Address	Details
22/0003/TP Grant consent	Bybrook Barn Harvester, Canterbury Road	T1 Ash – cut growth on east side back to previous pruning points. Reason – to abate a nuisance and reduce overhang and rubbing on adjacent roof.
22/00043/TC	170 Faversham Road, Kennington	Fir - to fell.
22/00049/TC	174 Faversham Road, Kennington	Conifer – to fell
22/00057/TC	178 Faversham Road, Kennington	3no. Pussy Willow – to remove broken/torn limbs and make safe. 1no. Cherry – to remove broken/torn limbs and make safe.
22/00030/TP	The Church of Jesus Christ of the Latter Day Saints	T1 Beech tree approx. 20m in height to reduce by 2m the overextended limbs on north and northeast sides and remove major deadwood and stubs. Reason for work required – tight fork at 2m with included bark and extensive reaction wood; 6no. old cable bracing points within the crown; over extended crown north and northeast over the neighbouring property; major deadwood and stubs

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

Lawful Development Certificates applied for:

Planning No	Address	Details
22/00313/AS	7 Nine Acres	Proposed vehicle crossover.
22/0003/GPDE	5 Harry Pay Close	Notification of a larger home extension – single storey rear extension (depth 5.0m x eaves 2.2m x ridge 2.9m)

Applications for Consideration:

Planning No	Address	Details
22/00160/AS	Land adjacent to Bridleway, Mill Lane	Proposed erection of one detached two storey dwelling with a detached double bay car shelter.
22/00131/AS	Mineral Depot, Conningbrook, Willesborough Road	Outline application for residential development of up to 170no. dwellings including details of access.
22/00051/AS	Land northeast of Conningbrook Avenue and Conningbrook Lakes, Blackwall Road, Wye	Full planning application for change of use of agricultural land to create an engineered wetland including associated engineering works and access.
22/00293/AS	30 Randolph Gardens	Proposed single storey front porch
22/00276/AS	167 Canterbury Road	Proposed replacement detached outbuilding to create a new home office, sun room and store.
22/00321/AS	45 The Street	Proposed single storey side and rear extension
22/00306/AS	26 Grasmere Road	Proposed flat roof single storey rear extension with associated fenestration and alternations to existing fenestration. Lift in the eaves of existing roof at the front by 130mm. Removal of the chimney and removal of the ramp to the side of the dwelling
22/00224/AS	367 Canterbury Road	Proposed single storey side extension to existing dwelling house
22/00173/AS	23 Marlborough Way	Demolition of existing garage and erection of new single storey side extension.
22/00388/AS	Downsview, Willesborough Rd	Proposed erection of three garden room outbuildings following removal of existing containers

22/00313/AS Noted
22/0003/GPDE Noted.

22/00160/AS Land adjacent to Bridleway, Mill Lane
Resolved: Agreed by all present no objections to this planning application reviewed.

22/00131/AS Mineral Depot, Conningbrook, Willesborough Road
Resolved: Agreed comments to be registered - Extreme concerns re the impact on the Kennington Road which cannot be ignored as will be busier as a result. This as with other major development will have further incremental impacts on the major junctions in and out of Kennington. We are particularly concerned that without evidence provided that there is less traffic into the hospital due to more appointments being held over the phone or online. ABC should seek evidence that this statement is true and can be substantiated and is guaranteed to be the norm and numbers of online and phone appointments will now continue to be conducted via these methods always and anticipate will increase with population rise to ensure this statement is viable. If this evidence once seen can be shared with Kennington Community Council. Could we also be advised when this is to be discussed by ABC Council

22/00051/AS Land northeast of Conningbrook Ave and Conningbrook Lakes, Blackwall Rd, Wye
Resolved: Agreed comments to be registered – Could the design allow please that a 3 metre of land is left between the river and wetland to facilitate future use or development into a footpath/cycle path to ensure this is not closed without access now and future access being possible. Reeds to be considered carefully with native varieties

22/00293/AS 30 Randolph Gardens
Resolved: Agreed by all present no objections to this planning application reviewed.

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22/00276/AS 167 Canterbury Road

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

22/00321/AS 45 The Street

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

22/00306/AS 26 Grasmere Road

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

22/00224/AS 367 Canterbury Road

Resolved: Agreed comments to be registered – This looks to be an intensive development for this site. Additional concerns with the removal of trees are their mitigation for these.

22/00173/AS 23 Marlborough Way

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

22/00388/AS Downsview, Willesborough Rd

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

Tree Applications for Consideration:

Planning No	Address	Details
22/00028/TC	174 Faversham Road	Removal of conifer (leylandii) T3 due to excessive shading and low amenity value. Replant in same position with smaller specimen if possible or continue existing holly hedging.
22/00047/TP	89 Lower Vicarage Road	T1 Sycamore – to fell and replant a willow. Reason – neighbouring oak would benefit from the added light and a holly below which could grow up.

Appeals notified (for information only):

Planning No	Address	Details
21/01786/AS	28 The Street	Proposed car port, driveway & vehicle crossover

Resolved: Agreed by all present no objections to tree applications 22/00028 174 Faversham Road and 22/00047/TP 89 Lower Vicarage Road.

Noted: Appeal registered on planning application 21/01786 on the 28 The Street.

42/22 S106 – to discuss current list of priorities to apply to ABC for s106 contribution towards for recommendation to Council.

Resolved: Action agreed Clerk to submit s106 plan to Ashford Borough Council and circulate amended version to all members.

43/22 Strategic Annual Plan for Planning Committee - to consider the draft Annual Plan for the Planning Committee for input from members

Resolved: Agreed by all with amendments as detailed in italics:

To begin the process of considering a Neighbourhood Plan for Kennington and address potential *Assets of Community Value*

Set up virtual meetings with representatives of relevant developers. Or invite representatives to attend planning meetings ahead of the Ordinary Planning Committee

44/22 Neighbourhood Plan – to commence discussions on development and training.

Noted: Grants currently closed, to be diarised for later this year/early next.

45/22 Education Provision in Kent 2022-26 – to consider re the deficit in provision for primary and secondary school places across the schools in the Ashford North planning group

<https://democracy.kent.gov.uk/mqConvert2PDF.aspx?ID=108554> - Section 10 / Ashford 10.6 and 10.7

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Resolved: Action agreed Clerk to write to Cllr Clair Bell, Cllr Charlie Simkins and Cllr Paul Bartlett – Alarmed to read that these figures show that we are the only area significantly short of places at a time when three major developments are beginning which will exacerbate the problem, what action/s are being taken to remedy this.

46/22 Terms of Reference - to discuss and agree if any revisions are required

Resolved: Agreed the Clerk needs to update the website with the amended version 15.12.21 which incorporated - Council may appoint up to three non-Councillors to be non-voting members of this Committee if they have relevant skills and experience which would be of benefit to its work; the Committee may recommend nominees to Council

47/22 Non-Councillor Membership - to discuss and agree way forward to recruit additional members.

Resolved: Agreed the Chair could similarly as per other committee draft some criteria/skills required to advertise vacancy i.e. Knowledge of planning, architecture and then pass on to Communications committee to publish.

48/22 Items for inclusion on the next agenda

Resolved: Agreed no further items at this time, Councillors who wish to suggest additional items to contact the Chair of Planning and the Clerk by 20th April.

49/22 Date of next meeting. The next meeting is to be 26th April at 7.15pm in the United Reformed Church, which is to follow an open meeting by Orchard Farm Developments at 6pm until 7pm for residents and Community Councillors to attend.

50/22 Close of meeting. The meeting closed at 9.15.