

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 17 November 2022



**A meeting of the Planning Committee, was held
on Tuesday, 22 November 2022 starting at 7pm,
at the United Church, Faversham Road.**

- 127/22P** 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 Alan Cooper
Apologies: Cllr Carole White
Also Present: Cllr Chris Morley and the Clerk
Resolved: Agreed by all those present to accept the apologies for all those that were sent and received prior to the meeting to the Clerk as detailed above.
- 128/22P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None were declared.
- 129/22P** To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 06 October 2022
Resolved: Agreed the minutes of the meeting held on 6th October 2022 as circulated were agreed and adopted as a true record by unanimous vote.
Action: Clerk to publish signed minutes on the website
- 130/22P** 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 Public were present.
- 131/22P** Aldi Development: to note any update and discuss and agree any further next steps/actions
Agreed: Await any further developments on this site, keep on agenda for future discussions.
Action: Clerk to add to next agenda
- 132/22P** Conningbrook Park (S2) Development: to note any update, discuss and agree any next steps/action.
Agreed: Await any further developments on this site, keep on agenda for future discussions.
Action: Clerk to add to next agenda
Agreed: Clerk to investigate if any new reports on neutrality
Action: Clerk to investigate if any new reports on neutrality and update at next suitable meeting
- 133/22P** Conningbrook Lakes Phase 2 (S19) Development - to note any update, discuss and agree any next steps/actions.
Agreed: Await any further developments on this site, keep on agenda for future discussions.
Action: Clerk to add to next agenda
- 134/22P** East Mountain Lane Development: to note any update, discuss and agree any next steps/actions.
Agreed: Await any further developments on this site, keep on agenda for future discussions.
Action: Clerk to add to next agenda
- 135/22P** Trinity Lakes (S20) Development: to note any update, discuss and agree any next steps/actions.
Agreed: Await any further developments on this site, keep on agenda for future discussions.
Action: Clerk to add to next agenda

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136/22P Orchard Farm Development: to note any update, discuss and agree any next steps/actions
Agreed: Await any further developments on this site, keep on agenda for future discussions.
Action: Clerk to add to next agenda

137/22P Planning applications:

a) **To note the decisions made by ABC**

Noted: by all present, no decisions following change to Planning portal are now being received.

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

PA/2022/2788 - Orchard Cottage, Tile Kiln Road: Response agreed - Position of proposed bungalows on the site - The bungalows have been positioned tucked away at the rear of the site which will increase the risk of isolation and moved to the front would benefit those with mobility issues also, often to be able to watch people passing by is enough but to be tucked away out of the way is a concern. The current positioning would also mean rooms will not get any direct sunlight and this will increase costs of running the bungalows for heat, and lighting and the vital vitamin D the elderly especially need. Front aspect of bungalows to the rear garden could also be oppressive. Footpath to bungalows from Tile Kiln Road needs to be wide enough for wheelchairs and mobility scooters. Illustrations should include and show the site on a cloudy winter's day.

Light - could you show the tracking of the sun with the designing of this scheme to assure us there is no major impact and so we can be assured this has been material planning consideration as rarely will a bungalow overlook, more so be overlooked by others and overshadowed themselves.

Parking looks to be inadequate on surrounding roads and site and bungalows with only one per each is there any visitor parking for frequent visitors' carers, family and such like.

Ambulance space could you confirm there is enough space for this to service the bungalows with the care of the elderly and those with mobility concerns in mind.

PA/2022/2700 - 27, Crofton Close: Response agreed - Although we are sympathetic to this project and models of smaller care homes in residential areas, We have some concerns about the amenity impact of this particular proposal because of its location. And would like to place an comments:

The Planning Statement has a number of claims which are either contradictory or are unsupported. For example:

Para 3.2.2 indicates that "there would be a maximum of 6 staff on duty at any one time" but there are only four car parking spaces on the property. The 'next' shift will presumably need to arrive before the previous shift leaves, leading to additional car movements.

Para 5.2.2 says "there is sufficient unrestricted on street parking in Crofton Close to accommodate additional parking without causing any highway safety concerns and this would be similar to that experienced in its current use as a dwelling." but I am not aware of any objective measure that indicates the amount of on street parking which is to be "that experienced in its current use as a dwelling."

5.2.4 states "There will be minimal visitors to the site as it is only a four-bed care home and it is expected that this will not lead to any additional visitors over and above the number of visitors expected for the existing five bed residential dwelling." I am not aware of any objective measure for the number of visitors expected for the existing five bed residential dwelling.

Para 5.3.1 states "an 8 hour shift pattern being 08:00 – 16:00, 16:00 – 00:00, 00:00 – 08:00". I disagree with the statement that "the shift changeover would not occur during unsociable hours." as midnight would be considered unsociable by many residents. It goes on to say "Notwithstanding this, should staff arrive during unsociable hours, this is not dissimilar to the activity that would be associated with a five bed dwelling with occupiers potentially working

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unsociable hours themselves." I am not aware of any objective measure that indicates the normal level of activity associated with a five bed dwelling.
Finally, any amenity impact will occur on seven days of each week, without a break, whereas in most residential areas there is a blend of activity levels across a week which is generally thought to be less intrusive.

PA/2022/2710 -13, Christopher Bushell Way: No objection

PA/2022/00984 - The White House, 283 Canterbury Road: No objection, but the privacy issue relating to the balcony needs to be addressed and taken into consideration and ensure not an issue. The plans don't seem very clear as to where the balcony is now (nor the objection comment to help us with which address is affected), and how moving/building this balcony affects the neighbour(s). But, if this does impede the neighbour's privacy then, we feel, the perceived loss of privacy should be a factor in the decision.

PA/2022/2596 - 72, The Street: No objection

PA/2022/2499 - 2, Bybrook Road: No objection

PA/2022/2488 - 2 Walnut Close: No objection

138/22P **Planning Portal : to note and discuss any responses on the portal agree any further comments, suggestions or questions.**

Noted: By all position at time, await response from recent surveys and response from all parishes to ABC.

Action: Clerk to bring any significant update to next suitable meeting.

139/22P **Items for inclusion on the next agenda**
Action: Consider reviewing and extending Clerks delegated powers for replying to applications.

Agreed: Cllr Ellis and Clerk to look at current and bring any suggestion for change to committee for recommendation to Council.

Action: Cllr Ellis and Clerk to review current delegation and responsibilities suggestion for change/s to next suitable future meeting.

140/22P **Date of next meeting.**

Agreed: The next meeting date agreed to be 24th January 2023, provisional date of 20th December if required.

Action: Clerk to make meeting arrangements as necessary.

141/22P **Close of meeting.**

The meeting closed at 19:53.

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