

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 19 April 2022



**A meeting of the Planning Committee was held on  
Tuesday, 24 May 2022 at 7.15pm,  
in the United Church, Faversham Road.**

- 65/22P To note those present, to receive and consider for approval, apologies for absence and reasons given.**  
**Present:** Cllr Charles Ellis, Cllr Carole White, Cllr John Seaton  
**Also Present:** The Clerk and Cllr Chris Morley  
**Apologies:** Cllr Alan Cooper, Cllr Shafi Khan and Cllr Ellie Crook
- 66/22P 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 73/22P.  
**Declared:** Cllr Carole White a Disclosable Pecuniary Interest due to location of home to current development/s 71/22P Orchard Farm/ 73/22P S2
- 67/22P To elect a Committee member to the vacant position of Chair for this committee until 2023 Annual Council Meeting.**  
**Nominations:** Cllr Charles Ellis and seconded by all. No further nominations received.  
**Vote:** Unanimously all voted in favour. Cllr Charles Ellis elected as Chair of the Planning Committee until the next Annual Council Meeting.  
**Agreed:** Cllr Charles Ellis elected to the position of Chair of the Planning Committee until the 2023 Annual Council Meeting.
- 68/22P To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 22 March 2022**  
**Resolved:** The minutes of the meeting held on 22 March 2022 were agreed and adopted as a true record by unanimous vote.
- 69/22P To consider and adopt the Minutes of the advisory Working Group Meeting held on 26 April 2022**  
**Resolved:** The minutes of the meeting held on 26<sup>th</sup> April 2022 were agreed and adopted as a true record by unanimous vote.
- 70/22P 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 were present.
- 71/22P Orchard Farm Development: to note any update, discuss and agree any next steps/actions**  
**Action:** Clerk to ask for the copy of the slides  
**Action:** Clerk to ask for a copy of the plot passports.
- 72/22P Aldi Development: to note any update, discuss and agree any next steps/actions as necessary.**  
**Action:** Clerk to ask for a copy of the plans re the highways improvements at Simone Weil Avenue included as part of the Quinn Estates permission, as well as Aldi's proposed highways improvements.  
**Action:** Clerk to advise for information of where feedback to survey came from.  
**Action:** If plans are agreed, Clerk to arrange a meeting of a site for Fareshare as Aldi works closely with them.

Signed: 

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- 73/22P Conningbrook Park (S2) Development: to note any update, discuss and agree any next steps/action.**  
**Action:** Clerk to arrange an update Teams meeting once availability known from Quinn.
- 74/22P Conningbrook Lakes Phase 2 (S19) Development - to note any update, discuss and agree any next steps/actions.**  
**Action:** Clerk to arrange an update Teams meeting once availability known from DHA.
- 75/22P Trinity Lakes (S20) Development: to note any update, discuss and agree any next steps/actions.**  
**Action:** Clerk to find out where we are re S106 and report back at next suitable meeting.
- 76/22P East Mountain Lane Development: to note any update, discuss and agree any next steps/actions.**  
**Action:** Clerk to register interest/watch list, Cllr Morley to assist with how this can be done.
- 77/22P Kent Community Wi-Fi project – to discuss and agree any next step actions with regards to the invite for Kennington Community Councils involvement.**  
**Action:** Clerk to ask for map of proposed location, which areas have you looked and disregarded, what is the criteria, why this area?
- 78/22P Planning applications:**
- a) To note the decisions made by ABC**  
**Noted:** By all present decisions received. No action required.

#### Applications Decided: Lawful Development Certificates

Planning No	Address	Details
22/00362	32 Christopher Bushell Way	Dropped kerb/crossover and new permeable (SUDS) hardstanding
22/00002	48 Meadowbrook Road	Notification of a larger homes extension – single storey rear extension (depth 2.05m x eaves 2.6m x ridge 3.35m)
22/00003	5 Harry Pay Close	Notification of a larger homes extension – single storey rear extension (depth 5.0m x eaves 2.2m x ridge 2.9m)
21/00680/AS	72 The Street	COU - Offices to Dwelling Houses Prior Approval Not Required
22/00402/AS	8 Warwick Road	Proposed - Vehicle crossover for double driveway
22/00313/AS	7 Nine Acres	Proposed - vehicle crossover
22/00003/GPDE/AS	5 Harry Pay Close	Notification of a larger homes extension - single storey rear extension (depth 5.0m x eaves 2.20m x ridge 2.90m) - Prior Approval Not Required

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

Planning No	Address	Details
21/01780	152 Faversham Road	2no illuminated fascia signs and 4no non illuminated signs
22/00148	87 Tritton Fields	Removal of detached garage and erection of side/single storey extension
21/01787	226 Canterbury Road	Single storey rear extension, two storey front extension, dormers to front elevation, new dormer to rear with balcony.
21/01830	221 Canterbury Road	Erection of single storey rear extension and erection of new first floor to existing bungalow to create two storey dwelling
21/01991	Ashford Rugby Club	Change of use of land and laying down of hard surfacing material to create an overspill car park for Ashford (Kent) RFC
22/00091	10 Grasmere Road	Proposed single storey rear extension
19/00025	Land between railway line and Willesborough Road	Non material amendment to planning permission 19/00025 to alter conditions 15 and 16 of the decision notice to allow for minor changes to the access arrangements to accord with s278 drawings and road safety audit
22/00293	30 Randolph Gardens	Proposed single storey front porch
22/06165/AS	Land adjacent Endleway, Mill Lane.	Proposed erection of one detached two storey dwelling with a detached double bay car shelter
22/06173/AS	23 Marlborough Way	Demolition of existing garage and erection of new single storey side extension
22/00278/AS	167 Canterbury Road	Proposed replacement detached outbuilding to create a new home office, sunroom and store (part retrospective)
22/00488/AS	25 Clarke Crescent	Proposed two storey side extension
22/00512/AS	126 Lower Vicarage Road Listed Building Consent	Proposed window to rear elevation of a brand-new extension that is attached to a Grade II Listed house
22/00388/AS	Downsview	Proposed erection of three garden room outbuildings following removal of existing containers.
22/00308/AS	26 Grasmere Road	Proposed flat roof single storey rear extension with associated fenestration and alterations to existing fenestration. Lifting the eaves of existing roof at the front by 150mm. Removal of the chimney and removal of the ramp to the side of the dwelling
22/00321/AS	45 The Street, Kennington	Proposed single storey side and rear extension
22/00293/AS	30 Randolph Gardens	Proposed single storey front porch

## Applications Decided: Refused / Withdrawn by applicant

Planning No	Address	Details
21/00744 Amended plans refused	5 Osier Field	Non material amendment to planning permission 21/00744 (Construction of single storey side extension and conversion of garage for integral annex accommodation). The new single storey extension would be finished with white render as opposed to matching the London brickwork of the existing house.
22/00137 Refused	Hope Cottage, 151 Faversham Rd	Proposed single storey rear and side extension
21/00238/TP Withdrawn By Applicant	Kingswood Centre Grosvenor Hall	31 trees covered by TPO including Ash, Oak, Chestnut, Pine and Hornbeam. Please see works schedule online for full details of works. Works mainly include felling and crown reduction.
22/00137/AS Refuse	Hope Cottage, 151 Faversham Road	Proposed single storey rear and side extension

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## Tree applications Decided

Planning No	Address	Details
22/00028	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
22/00001	169 Faversham Road	T1-T4 – Pollard four common lime trees to the front of the property, pollarding back to previous pollarding points Reason: branches growing into a telephone line and all four substantially reduce the amount of natural light to the property
22/00048	Ashford Golf Club	T1 pine – fell to ground level. Replace with silver birch and alder. Reason: showing signs of decline over the years: tree is located in a high use area.
22/00078.TP	23B Canterbury Road	Cedar - Fell to ground level due to major safety concerns To be replaced by Acer Campestre Reason - The tree has suffered multiple snap cuts and inclusions. Previous failures have caused damage to 3 x neighbouring gardens. This tree is causing fear of dominance to all that live around it (neighbouring gardens are in constant use by children). The tree has a heavy lateral spread and has become oversized for it's surroundings
22/00047.TP Grant Consent	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: Dismissed

Planning No	Address	Details
19/01435	Land rear of Stour fields Kinneys Lane	Outline application for erection of 5no. residential dwellings with associated access and parking with all matter reserved

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

### Lawful Development Certificates applied for:

Planning No	Address	Details
22/00362	32 Christopher Bushell Way	Drop kerb/crossover and new permeable (SUDS) hardstanding
22/00402/AS	8 Warwick Road	Certificate of Lawful development - Proposed - Vehicle crossover for double driveway

Noted: Lawful certificates applied for noted.

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Planning No	Address	Details
22/00442	The Bybrook Barr Harvester	Proposed erection of garden room.
22/00443	The Bybrook Barr Harvester	Proposed erection of garden room.
16/01140	Ashford Hockey Club	Part discharge of conditions 13 (drainage and surface water management) and 16 (flood water disposal).
22/00489	25 Clarke Crescent	Proposed two storey side extension.
22/00741/AS	13 Duxley Road	Outline application with all matters reserved for the erection of 2 a two storey two storey brickwork two bays with carriage private driveway providing off road parking accessed off Duxley Road within existing residential amenity garden land (13/06).
22/0051/AS	Land north east of <del>Canterbury Avenue</del> and <del>Canterbury Road</del> Corner Blackwall Road Wye	Full planning application for change of use of agricultural land to create an engineered wetland including associated engineering works and access. The application is for Environmental Impact Assessment development and is accompanied by an Environmental Statement (06/06)
22/00576/AS	Bybrook House Canterbury Road	Proposed demolition of part of garage and construction of two storey side extension (04/06)
22/00577/AS Listed Building Consent	Bybrook House Canterbury Road	Proposed demolition of part of garage and construction of two storey side extension with the creation of a new door hood and through internal north wall with related minor internal alterations.
22/00655/AS	15 Hilders Close	Proposed 2 storey rear and front extensions (amendment to previous application 21/01970/AS) (05/06)
22/00670/AS	11 <del>Newfield</del>	Proposed two storey and single storey side extension, two storey rear extension from porch extension and increased width to vehicular crossover (04/06)
22/00572/AS	126 Lower Vicarage Road	Proposed window to rear elevation of a brand new extension that is attached to a Grade II Listed house. (03/06)
22/00620/AS	31 Clarke Crescent	Erection of two storey rear extension with <del>use</del> balconies to first floor (03/06)
22/00661/AS	2 Mistle Cottages, Bat Lane	Proposed single storey rear extension (03/06)
22/00595/AS	17 Larch Walk	Single storey side extension and first floor extension over garage (25/05)
22/00530/AS	4 Sandpiper Row	Erection of single storey rear extension (27/05)

22/00051/AS – Clerk to ask what happens re the reeds and to the cuttings etc and report back, Also concern re the loss of Agriculture land.

22/000576/AS – Clerk to comment to ensure adequate parking/no loss of parking

22/00741/AS – Clerk to ask for more information as not sufficient to comment.

22/00577/AS - no objections were raised.

22/00655/AS - no objections were raised.

22/00577/AS - no objections were raised.

22/00655/AS - no objections were raised.

22/00610/AS - no objections were raised.

22/00620/AS - no objections were raised.

22/00663/AS - no objections were raised.

22/00595/AS - no objections were raised.

22/00530/AS - no objections were raised.

## 79/22P Items for inclusion on the next agenda

Boundary review: Clerk to circulate to all Councillors for comment.

## 80/22P Date of next meeting.

The next meeting to be Thursday 30<sup>th</sup> June 2022 at 7pm

## 81/22P Close of meeting.

The meeting closed at 20:50

Signed:

Dated: 30/06/22