

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 26 August 2022



**A meeting of the Planning Committee was held on
Thursday, 01 September 2022 7pm
at the United Church, Faversham Road.**

- 97/22P To note those present, to receive and consider for approval, apologies for absence and reasons given.**
Present: Cllr Charles Ellis (Chair), Cllr Shafi Khan, Cllr John Seaton and Cllr Alan Cooper.
Apologies: Cllr Carole White, Cllr Ellie Crook and a member of the public
Also Present: The Clerk and Cllr Chris Morley
- 98/22P 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 103/22P.
- 99/22P To consider and adopt the Minutes of the Ordinary Planning Committee Meeting held on 30 June 2022**
Resolved: The minutes of the meeting held on 30 June 2022 were agreed and adopted as a true record by unanimous vote.
- 100/22P 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 present.
- 101/22P Aldi Development: to note and discuss and agree any next steps/actions as necessary with regards to the recent Planning Application: 22/01067/AS (force.com)**
Resolved: Agreed that the Clerk to send following comment/statement to ABC: The design of the vehicle access to the Aldi site appears certain to exacerbate the traffic problems at the Simon Weil Avenue junction. The central lane on the motorway bridge is currently largely given over to the right turn lane into Simon Weil Avenue and a pedestrian island. The Aldi plans appear to assign a section of this lane to traffic turning right into Aldi. Two consequences of the new road layout are that the inadequate space for the right turn lane into Simon Weil Avenue will lead to Canterbury Road being blocked for traffic trying to continue straight on into Ashford Town Centre and the inadequate space for the right turn lane into Aldi will lead to Canterbury Road being blocked for traffic attempting to continue straight on towards Kennington. The installation of traffic lights to control entry and exit from the Aldi site coupled with new traffic lights at the junction of Cemetery Lane and Canterbury Road will mean that there are 4 sets of traffic lights within 0.4 mile and three sets within 0.1 mile. The overall disruption to traffic flow will result in long tailbacks, disrupting junctions within a radius of 0.75 mile i.e. from the Conningbrook roundabout to the Mace Lane traffic lights. This is unacceptable and displays a lack of understanding of the area in both the applicants and those advising them. That said, the introduction of a controlled crossing from Cemetery Road across Canterbury Road will be a welcome safety improvement for people visiting the doctors' surgery. Kennington Community Council considers that the applicants should be invited to withdraw the application and re-route the entry/exit road to face Cemetery Lane, removing one set of traffic lights and increasing the space available for right turn lanes. Failing this, the Council opposes the application. Council is also concerned at the risk of sequential disruption during construction of new junctions within such close proximity. When and if planning approval is eventually given, one condition should be that an agreement is reached, under the supervision of Kent County Council, between Aldi and developers of S2, in order to coordinate construction.

Signed: 

Page 1 of 3

Dated: 6th Oct 22

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 26 August 2022



- 102/22P Orchard Farm Development: to note any update, discuss and agree any next steps/actions**
Resolved: Clerk to keep contact with developers and consider meeting developer as build progresses
- 103/22P Conningbrook Park (S2) Development: to note any update, discuss and agree any next steps/action.**
Resolved: Clerk to keep contact with developers and consider meeting developer as build progresses
- 104/22P Conningbrook Lakes Phase 2 (S19) Development - to note any update, discuss and agree any next steps/actions.**
Resolved: Clerk to keep contact with developers and consider meeting developer as build progresses
- 105/22P Trinity Lakes (S20) Development: to note any update, discuss and agree any next steps/actions.**
Resolved: Clerk to keep contact with developers and consider meeting developer as build progresses
- 106/22P East Mountain Lane Development: to note any update, discuss and agree any next steps/actions.**
Resolved: Clerk to register for site development updates
- 107/22P Planning applications:**
- a) **To note the decisions made by ABC**
Noted: By all present decisions received. **Resolved:** No action required.

Applications Decided: Permit granted/Full planning permission

Planning No	Address	Details
<u>22/00855/AS</u> Full Planning Permission	15 Hillcrest Close	Proposed 2 storey rear and front extensions (amendment to previous application 21/01970/AS)
<u>22/00224/AS</u> Full Planning Permission	367 Canterbury Road	Proposed single storey side extension to existing dwelling house.
<u>22/00530/AS</u> Full Planning Permission	4 Sandpiper Row	Erection of single storey rear extension
<u>22/00863/AS</u> Full Planning Permission	2 Myrtle Cottages, East	Proposed single storey rear extension

Applications Decided: Refused

<u>21/01164/AS</u> Full Planning Permission	Land East of Eurogate Business Park, Thompson Road	Proposed development of a Class B8 Storage Facility along with proposed new bridge.
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Trees Decided: Raised no objection/Grant consent

Planning No	Address	Details
<u>22/00122/TP</u> Grant Consent	120 Lower Vicarage Road	T1 - Yew - reduction in radial spread of shoots from 3.5m back to 2.5m, where previous crown reduction was. Removal of epicormic growth. Trim lower branches to raise overhang to 2.4 metres Reason: to maintain clearance from building and gutters

Signed: 

Page 2 of 3

Dated: 6th Oct 22

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 26 August 2022



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

Applications for Consideration:

Planning No	Address	Details
<u>Planning Application:</u> <u>22/01041/AS</u> (force.com)	Cradie Bridge Level Crossing Conningbrook Park, Kennington Road, Willesborough	Full planning application for the construction of a footbridge crossing over the railway line and associated works.
<u>Planning Application:</u> <u>22/01083/AS</u> (force.com)	The Bungalow, Tudor End	Replacement entrance gates proposed gazebo and studio
<u>Planning Application:</u> <u>22/01013/AS</u> (force.com)	Land rear of Anver and adjacent Cricket Ground, Utley Road	Proposed 4no bed dwelling with attached garage
<u>Planning Application:</u> <u>22/01067/AS</u> (force.com)	Former Houchin Playing Fields, Canterbury Road, Kennington	The erection of a Class E retail unit alongside access, car parking landscaping and associated works
<u>Planning Application:</u> <u>22/00984/AS</u> (force.com)	The White House, 283 Canterbury Road	Two storey side extension
<u>Planning Application:</u> <u>22/00991/AS</u> (force.com)	Land north of 128, Rylands Road	Proposed 2 storey dwelling with private garden & off-street parking

Resolved: Applications received were discussed in full and the following conclusions/ comments to be made by the Clerk on behalf of the Community Council were agreed as follows:

22/01041/AS - **Resolved: Agreed** that the Clerk to send following comment/statement to ABC: Concerns re safety of users from crime, assurances appreciate that there is sufficient line of site for users, no blind spots to see who is coming and ensure consistent with work of Ashford Borough Council with the work they are doing on designing out crime and adding CCTV etc to ensure safety for all users. From comments made could access be enforced or conditions made to prevent impact or ensure limited impact of all residents of Conningbrook and on specifically of those on Conningbrook Avenue.

22/01083AS - no objections were raised.

22/01013/AS - **Resolved: Agreed** that the Clerk to send following comment/statement to ABC: Council believes against the grain of the local development and in particular comes to close to the vehicle access track.

22/010687/AS - **Resolved: Agreed** as detailed above.

22/00984/AS- no objections were raised.

22/00991/AS - **Resolved: Agreed** that the Clerk to send following comment/statement to ABC: In our view we regret the loss of an informal green space, on an existing development, this very much underlines the need to protect informal space in all new developments in perpetuity so that these spaces stay as green spaces from start of development and until and always so as can be enjoyed continually.

108/22P Items for inclusion on the next agenda

Resolved: The Ashford Borough Council (ABC) new planning portal - to discuss and agree any comments, suggestions, or questions for submission to ABC

109/22P Date of next meeting.

Resolved: The next meeting will be last Thursday of September 29th – tbc

110/22P Close of meeting. The meeting closed at 20:38

Signed:

Page 3 of 3

Dated: 6th Oct 22