

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 10 March 2023



**A meeting of the Planning committee was held,
on Thursday, 16 March 2023 starting at 6.30pm,
at the United Church, Faversham Road.**

17/23P To note those present, to receive and consider for approval, apologies for absence and reasons given.

Present: Cllr Charles Ellis (Chair), Cllr Alan Cooper, Cllr John Seaton & Cllr Chris Morley (substituted)

Apologies: None received. **Not Present:** Cllr Shafi Khan and Cllr Ellie Crook

Also Present: 2 Orchard Farm Development Representatives, 9 members of the public and The Clerk.

The meeting commenced from 19/23P.

18/23P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.

Cllr Carole White who attended as a member of the public only for item 19/23P.

19/23P Public Open Session for members of the public who may make representations, give evidence, ask and answer questions regarding items on the agenda or to suggest issues for discussion at a future meeting.

Noted: This item included a Presentation re Orchard Farm from the developers

Action: Agreed the Clerk will continue to liaise with the developers bringing any updates received to future Planning meetings

19:05 the meeting briefly suspended whilst 8 members of the public (including Cllr Carole White), The 2 Orchard Farm Developer representatives and Cllr John Seaton left the meeting.

19:10 The meeting returned to 18/23P after Cllr John Seaton, 8 residents and the Orchard development representatives had left the meeting.

20/23P To consider and adopt the Minutes of the Planning Committee Meeting held on 08 February 2023

Resolved: Agreed the minutes of the meeting held on 8th February as circulated were **agreed** and **adopted** as a true record by unanimous vote.

Action: Clerk to publish signed minutes on the website

21/23P Conningbrook Park Development: to note any update and discuss, agree any next steps/action

Agreed: Await any further developments on this site, keep on agenda for future discussions.

Action: Agreed the Clerk to add to next agenda

22/23P Aldi Development: to note any update and discuss, agree any further next steps/actions.

Noted: Update re the Planning application, Ashford Borough Council advised awaiting still significant information.

Agreed: Await any further developments on this site, keep on agenda for future discussions.

Action: Agreed the Clerk to add to next agenda

23/23P Conningbrook Lakes Phase 2 (S19) Development: to note any update and discuss, agree any next steps/actions: to note any update and discuss, agree any next steps/actions.

Agreed: Await any further developments on this site, keep on agenda for future discussions.

Action: Agreed the Clerk to add to next agenda

Signed: 

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24/23P Orchard Farm Development: to note any update and discuss, agree any next steps/actions.

Agreed: Await any further developments on this site, keep on agenda for future discussions.

Agreed: Concerns re addition of more housing, Cllr Morley to draft for wording to go to the ABC portfolio holder for Environment and Planning

Action: Agreed the Clerk to add to next agenda

25/23P Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.

Agreed: Await any further developments on this site, keep on agenda for future discussions.

Action: Agreed the Clerk to add to next agenda

26/23P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.

Agreed: Await any further developments on this site, keep on agenda for future discussions.

Action: Agreed the Clerk to add to next agenda

27/23P Planning applications –

a) To note notified decisions made by ABC

Noted: All decision received were noted.

Approved with Conditions:

Planning No	Address	Details
PA/2022/2467	28 Eythorne Close	Proposed single storey rear extension and first floor extension to rear and associated works.
22/00984/AS	The White House, 283 Canterbury Rd	Two storey side extension and balcony.
PA/2022/3043	12Tudor Road	Proposed single storey replacement rear extension and replacement / enlargement of front porch.
PA/2022/2426	Elm Tree Church Rd	Proposed installation of photovoltaic solar panels on the roof of the existing outbuilding

Refused:

Planning No	Address	Details
PA/2022/2700	27, Crofton Close	Change of use of the dwelling from C3 (residential) to C2 (residential children's care home)

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

PA/2023/0276 - 226 Faversham Road: Removal of existing pitched roof and proposed first floor extension.

Discussed and agreed to comment: If this planning application is agreed then conditions on construction work, deliveries or ancillary activities should take place during normal working hours and NO deliveries in school term time between the hours of 8am and 9am and 3pm to 4pm Monday to Friday. Additionally have a permitted and agreed location for workers to park, a confirmed access and exit to site agreed, wheel washing provision and a detailed construction plan as part of process.

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PA/2023/0338 - Land at Orchard Farm, Canterbury Rd: Reserved matters application pursuant to planning permission 19/00834/AS to consider Layout, Scale, Landscaping, Internal Access Arrangements and Appearance.

Discussed and agreed: Concerns re increase numbers of homes to now be allotted to the site of an additional 22 houses and the impact this would additionally have.

Action: Cllr Morley to send a few words to Clerk to enable an email to Planning department to submit increased numbers for the overall development not this particular application.

PA/2023/0314 - 206 Canterbury Rd: Proposed erection of detached outbuilding (Retrospective).

Discussed and agreed to comment: Concerns re neighbouring land which is the Burton Farm Allotment and impact this is having on growth on plots in this buildings shade.

PA/2023/0218 - 15 Warwick Rd: Proposed conversion of a 3-bedroomed house to No.2 self-contained 1-bedroomed flats.

Noted: This application will also be going to the ABC Planning Committee (as it is an ABC application).

Discussed and agreed: No objections or comments to be made.

PA/2023/0225 - 36 Hurst Road: Proposed conversion of a 3-bedroomed house to No.2 self-contained 1-bedroomed flats.

Discussed and agreed: No objections or comments to be made.

PA/2023/0211 - 27 Hillcrest Close: Proposed front extension.

Noted: circulated prior to meeting 27/02/23 and no objections or comments had been received.

NOT/2023/0301 - Canterbury Road, Bybrook: Prior Notification for Proposed 15.0m phase 8 street works monopole, 2no. equipment cabinets with associated meter cabinet and ancillary development thereto.

Discussed and agreed: No objections or comments to be made.

PA/2023/0429 – 19 Burton Road: Proposed single storey rear and first floor side extensions. Resubmission of lapsed planning application ref 19/01627/AS

Discussed and agreed: No objections or comments to be made.

PA/2023/0456 - Walnut Lodge, Ball Lane: Variation of conditions 2 (approved drawings) and 3 (materials) of PA/2022/2028 for (Proposed single-storey rear extension, loft conversion with inset balconies to the rear and east elevations, and elevational alterations to the existing pool room) to allow for alteration of external material on rear extension, remove rooflight and roof extension, remove replacement of side and rear windows to door on Eastern elevation.

Discussed and agreed: No objections or comments to be made.

PA/2023/0446 - 2 Walnut Close: Proposed side extension and loft conversion -revision to application PA/2022/2488.

Discussed and agreed: Due to this application received only 3 hours before this meeting that the Clerk request an extension to discuss and for Councillors consider commenting at next Planning Committee meeting.

Action: Clerk to request extension to consider.

28/23P Items for inclusion on the next agenda

Homes Repurposed: **Noted:** Concerns re resident's neighbours' homes being purchased and repurposed.

Signed: 

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Action: Agreed the Clerk to wait for information from member of the public and to then liaise with Ashford Borough Council planning department to see if these homes should be considered as being repurposed and report at next suitable future meeting.

Greater Ashford Land Mapping Report: Noted for committee to look at final report which contains a number of ideas and recommendations, are any of the recommendations and ideas relevant to Kennington Community Council, what could be done, and is there, interest, resource etc to work through ideas.

Action: Agreed the Clerk to circulate document, contact Cllr Christine Drury of Westwell Parish Council to try again re meeting and add to next Planning meeting.

29/23P Date of next meeting.

Agreed: The next meeting will be 6.30pm on 27th April, unless planning applications cannot be extended for discussion at this meeting, in which case the Clerk and Cllr Charles Ellis will arrange for an alternative.

Action: Clerk to action meeting as appropriate.

30/23P Close of meeting. The meeting closed at 8.12pm

Charles Ellis - 27th April 2023

Signed: *CE*

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