



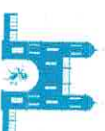
There is to be a meeting of the Planning committee, on Thursday, 29 June 2023 starting at 6.30pm, being held at the United Church, Faversham Road.

- 62/23P** To note those present, to receive and consider for approval, apologies for absence and reasons given.
Present: Cllr Charles Ellis, Chacko Jacob, Cllr Alan Cooper, Cllr John Seaton and Cllr Brian Varney
Apologies: Cllr Ellie Crook and Cllr Shaif Khan
Also Present: Cllr Chris Morley and the Clerk
- 63/23P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None were declared.
- 64/23P** **Public Open Session**
No public were present.
- 65/23P** To elect a Committee member to the vacant position of Chair for this committee until 2024 Annual Council Meeting.
Nominations: Cllr Chris Morley proposed, Cllr Charles Ellis and seconded by Cllr Chacko Jacob.
Vote: Unanimously in favour of Cllr Charles Ellis being elected as Chair of the Planning Committee.
Resolved: Agreed Cllr Charles Ellis elected to the position of Chair of the Planning committee and until the first meeting following the annual Council meeting.
- 66/23P** To elect a Committee member to the vacant position of Vice Chair for this committee until 2024 Annual Council Meeting.
Nominations: Cllr Alan Cooper proposed by Cllr Charles Ellis and seconded by Cllr Chacko Jacob.
Vote: Unanimously in favour of Cllr Alan Cooper being elected to the Vice Chair of the Planning committee.
Resolved: Agreed Cllr Alan Cooper elected to the position of Chair of the Planning committee and until the first meeting following the annual Council meeting.
- 67/23P** To agree a Committee member to the Communication and Events Working Group
Nominations: Cllr John Seaton proposed.
Vote: Unanimously in favour of Cllr John Seaton being elected as the Planning committee member of the Communication and Events Working Group
Resolved: Agreed Cllr John Seaton elected as the Planning committee member of the Communication and Events Working Group.
- 68/23P** To consider and adopt the Minutes of the Planning Committee Meeting held on 27 April 2023
Resolved: The minutes of the meeting held on as circulated were agreed and adopted as a true record by unanimous vote.
Action: Agreed Clerk to publish signed minutes on the website.
- 69/23P** To note the Minutes of the Planning Committee Working Group Meeting held on 25 May 2023
Resolved: The minutes of the working group meeting held on 25th May as inqurate due to low attendance were agreed as circulated and adopted as a true record.
Action: Agreed Clerk to publish signed minutes on the website.

Signed: 

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Dated: 27th July 2023



- 70/23P** **Terms of Reference: to review and agree any amendments and agree any amendments to be recommended to next suitable Council meeting.**
Resolved: Agreed after being discussed to make a recommendation to Council to amend item 11.1 to consider changing from one single dwelling to 5 dwellings and to then read -
11.1 For all planning issues which concern more than 5 dwellings or which raise an important point of principle, the Committee shall prepare a draft response and submit this to the Council for its decision.
Action: Clerk to amend Terms of Reference 11.1 and add to next suitable Council agenda.
- 71/23P** **Commenting on local planning applications in respect of climate change: to note and consider guidance in respect of commenting on planning applications, agree any further next steps/actions**
Noted: By all present.
- 72/23P** **Conningbrook Park Development: to note any update and discuss, agree any next steps/action**
Resolved: Agreed to discuss under item 79/23.b
Action: Agreed Clerk to arrange a meeting for a site visit now that the CEMP has been submitted to Ashford Borough Council.
Action: Agreed Clerk to add to next Planning Committee and leave again as standing item.
- 73/23P** **Aldi Development: to note any update and discuss, agree any further next steps/actions**
Noted: By all present no further updates.
Action: Agreed Clerk to add to next Planning Committee meeting and leave again as standing item.
- 74/23P** **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.**
Noted: By all present no further updates.
Action: Agreed Clerk to add to next Planning Committee meeting and leave again as standing item.
- 75/23P** **Orchard Farm Development: to note any update and discuss, agree any next steps/actions.**
Resolved: Agreed to discuss under item 79/23.b
Action: Agreed Clerk to add to next Planning Committee meeting and leave again as standing item.
- 76/23P** **Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.**
Noted: By all present no further updates.
Action: Agreed Clerk to add to add to next Planning Committee meeting and leave again as standing item.
- 77/23P** **East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.**
Noted: By all present no further updates.
Action: Agreed Clerk to add to add to next Planning Committee meeting and leave again as standing item.
- 78/23P** **Street Naming: to discuss and agree any next steps/actions**
Action: Agreed to defer to next Planning Committee meeting.

Signed:

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Dated:

22nd July 2023



79/23P

Planning applications –

- a) To note notified decisions made by ABC**
Noted: by all present

Approved with conditions

PA/2023/0901	423, Canterbury Rd	Conversion of the existing garage into a habitable room and additional bay window within the front elevation.
PA/2023/0824	Kennington House, 9 The Street	Proposed installation of 9no Solar Panels & 1no EV Charging point
PA/2023/0860	Kennington House, 9 The Street	Listed Building Consent for proposed installation of 9no Solar Panels to roof & 1no EV Charging point to garden wall
PA/2023/0838	399, Canterbury Rd	Erection of non-illuminated sign board
PA/2023/0683	Vine Hollow, Church Rd	Construction of a single-storey front and rear extension following the demolition of the existing rear extension

Withdrawn:

PA/22/01013	Land rear of Annex and adjacent Cricket Ground, Ulley Rd	Proposed 4no bed dwelling with attached garage
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- b) To note applications received and agree comments/responses /objections/support/extension to consider further.**

21/02146 Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent: Outline planning application for the development of up to 375 dwellings, up to 34,869m² of flexible Class E floorspace (comprising 31,269m² of class E(g) (i) and E(g) (ii) and 3,600m² Wastewater Treatment Plant with all matters reserved for future consideration aside from access (excluding internal circulation). Note this is an EIA application accompanied by an Environmental Statement.

Further - Further information under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 received and updated Design and Access Statement, Parameter Plans and Nutrient Neutrality and Mitigation Strategy submitted.

Agreed: Following a lengthy discussion, Councillors would need considerably more time to review this application so as this can be discussed and an agreed response sent on behalf of the Community Council.

Action: Agreed Clerk to send a request to the Planning department and ask for an extension to comments until after the August Council (09/08).

22/01041/AS Cradle 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.

Additional Documentation Submitted - Amended Site Location Plan, Construction Environment Management Plan (CEMP) and Response to consultees comments document received.

Agreed: Following a discussion, to raise the previous concerns re Conningbrook Avenue and that if any impact then this is kept to an absolute minimum, ask that the Community Council is as would residents be advised on planning time schedules and alternative access routes be thoroughly investigated. Full clarity on the bridge being used by both pedestrians and cyclists and consideration to prevention of high-speed cyclists could gain on decent.

Action: Agreed Clerk to raise comments.

Signed:

Dated:

27th July 2023



2023/0732 31, Clarke Crescent: proposed two storey rear extension and first floor extension including 1no window to first floor North elevation and 3no rooflights [re submission of approved 22/00620/AS].

Agreed: By all present no objection

2023/0945 Orchard Farm, Canterbury Road: Installation of drainage attenuation basin, package treatment plant, access road and associated landscaping

Agreed: Following a discussion, for some more understanding on the installation of a treatment plant for the management of wastewater. Also raise concerns re the removal of condition 2023/1155 for a Zebra not signalled crossing prior to first occupation. The agreement for a signalled crossing was surely a safety issue as traffic would need to slow down coming from the Canterbury 40 mph area but a Zebra crossing may not meet the traffic safety concerns in our opinion.

2023/1155 Land at Orchard Farm, Canterbury Road: Variation of condition 9 (Highway Safety) Of planning permission 19/00834/AS for "Outline application for the change of use of land from agricultural to residential and erection of 25 dwellings with associated access" to amend the condition wording to read "Prior to the first occupation of any dwelling, the off-site highway works shown on drawing number 8913-302-001-B shall be completed" as the Highway Authority require the pedestrian crossing to be provided as a zebra crossing rather than signalised crossing

Agreed: Following a discussion that concerns be raised and the question asked as to why the change to a zebra crossing as this crossing is at a key point and serious concerns re safety for pedestrians by taking away the signalled crossing considered a necessary condition with this development.

Action: **Agreed** Clerk to raise comments.

2023/1024 6, Tabret Close: Proposed single storey side extension

Agreed: By all present no objection

2023/1089 5, Greenbank: Proposed construction of a front porch and a part single-storey/part double-storey rear extension with Juliet balcony

Agreed: Following a discussion, raise concerns whether parking, over development and a compromises neighbours are considered in assessing application.

2023/1196 53, Clarke Crescent: Proposed two storey side extension with loft conversion

Agreed: By all present no objection

2023/1140 Bybrook Lodge, Canterbury Road: Fell 1 x Sycamore tree suffering with Honey Fungus under the 5-day notification.

Agreed: By all present no objection

NOT/2023/1057 Ashford Hockey Club: Reserved matters application for the approval of appearance, landscaping, layout and scale for the erection of 9no dwellings pursuant to outline planning permission 18/01140/AS.

2023/0836 11, Grosvenor Road: Vehicular cross over

Agreed: By all present no objection

2023/1205: Little Burton Farmhouse, George Williams Way: Proposed garage extension and part conversion to create studio and home office

Agreed: By all present no objection

80/23P

Items for inclusion on the next agenda

Signed: 

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Dated:  27 July 2023

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES



Agenda published 23 June 2023

Agreed: By all present to add Kent County Council traffic surveys, considerate contractors' scheme.

81/23P

Date of next meeting.

The next meeting will be held on 27th July, at the United Reformed Church at 6.30pm

82/23P

Close of meeting.

The meeting closed at 20:12

Signed: 

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Dated: 