


KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 20 September 2023



**A meeting of the Planning committee,
was held on Monday, 25 September 2023 at 6.30pm,
in the United Church, Faversham Road.**

- 120/23P** To note those present, to receive and consider for approval, apologies for absence and reasons given.
Present: Cllr Charles Ellis (Chair), Cllr Brian Varney, Cllr Chacko Jacob, Cllr John Seaton, Cllr Jac Wood and Cllr Greg Faulkner
Also Present: Cllr Chris Morley, 1 member of the public and the Clerk
Apologies: Cllr Alan Cooper (Health) and Cllr Trish Cornish (Personal)
Not Present: Cllr Shafi Khan
- 121/23P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda. None were declared.
- 122/23P** **Public Open Session**
Agreed: By all present that any public could speak on or at the agenda item being discussed.
- 123/23P** To consider and adopt the Minutes of the Planning Committee Meeting held on 31 August 2023
Resolved: The minutes of the meeting held on as circulated were agreed and adopted as a true record with the addition of Aluph after Boughton.
Action: Agreed Clerk to publish signed minutes on the website.
- 124/23P** **Conningbrook Park Development: to note any update and discuss, agree any next steps/action.**
Noted: Concrete bollards update, awaiting January for update from Ashford Borough Council
- 125/23P** **Aldi Development: to note any update and discuss, agree any further next steps/actions.**
Action: Agreed Clerk to again ask developers if Cemetery Lane and Bybrook junctions can be considered as part of this development not just the Canterbury Road crossing.
- 126/23P** **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: No further update at this time, Clerk to continue to liaise with the developers.
- 127/23P** **Orchard Farm Development: to note any update and discuss, agree any next steps/actions.**
Action: Agreed Clerk to find out when sign was agreed that has been put up and ask at next suitable meeting.
- 128/23P** **Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.**
Noted: Awaiting other Parishes for tri parish meeting to be arranged with developers.

Signed: 

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129/23P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.

Noted: No further update at this time, Clerk to continue to liaise with the developers.

130/23P Street Naming: to discuss and agree any next steps/actions.

Action: Cllr Seaton to send details to Clerk of how to contact Steve Salter and Clerk to contact as details received.

Action: Agreed Clerk to investigate whether can make contact through Kentish Express.

131/23P Planning applications –

a) To note notified decisions made by ABC

Noted:

NOT/2023/1492	231 Faversham Road	Laurel (item 1 on attached 'Sketch Plan') – Crown lift to 3m above neighbours ground level, to provide sufficient clearance to boundary fence and garage roof / gutters
NOT/2023/1573	178 Faversham Road	Dead tree (assumed a Hawthorn) rotten and failed across the neighbouring hedge and footpath. Fell – Dead and dangerous 5-day notification.

Approved: Lawful Development

PA/2023/1496	Factory Site, Kennington Road	Lawful Development Certificate - Proposed installation of two cornflour silos
PA/2023/1585	53, Clarke Crescent	Proposed Use/Development Would Be Lawful – Loft conversion

Approved with conditions

PA/2022/2448	Mill Cottage, Mill Lane	Proposed 2-bay oak framed cart-lodge style garage and extension to existing hardstanding within the curtilage of a Grade II Listed Building (Mill Cottage)
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b) To note applications received and agree comments/responses /objections/support/extension to consider further.

PA/2023/1511 Garage Sites East Of 8 And Rear Of 17, Hurst Road:

Resolved: Agreed to object on grounds of over development, already highly populated with cars, on a major bus route.

Action: Agreed Clerk to ask Cllr Winston Michael thoughts on application.

PA/2023/1429 28 Tadworth Road

Agreed: No objection.

PA/2023/1596 Unit 5a, Rutherford Road

Agreed: No objection.

PA/2023/1523 25 Grosvenor Road

21/02146/AS Land at Eureka Business Park, Trinity Road

Agreed: No objection.

21/02146/AS: Land at Eureka Business Park

Agreed to defer to Council meeting re tri parish Council meeting to be arranged.

Signed:

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PA/2023/1511	Garage Sites East Of 8 And Rear Of 17, Hurst Road	5no two bedroom terraced houses to replace vacant garages Deadline for comment: 14/10/23 Planning Application: PA/2023/1511 (site.com)
PA/2023/1429	28 Tadworth Road	Erection of a single storey rear extension and conversion of garage. Deadline for comment: 30/09/23 Planning Application: PA/2023/1429 (site.com)
PA/2023/1596	Unit 5a, Rutherford Road	Installation of hatch, reconfiguration of planters and decking Deadline for comment: 01/10/23 Planning Application: PA/2023/1596 (site.com)
PA/2023/1523	25 Grosvenor Road	Single storey front extension, and proposed part one and part two storey rear extension. Deadline for comment: 01/10/23 Planning Application: PA/2023/1523 (site.com)
21/02146/AS	Land at Eureka Business Park, Trinity Road	Outline planning application for the development of up to 375 dwellings, up to 34,869m ² commercial floorspace (comprising 31,269m ² of class E(g)(i) and E(g)(ii) and 3,600m ² of flexible Class E floorspace), open space, and associated infrastructure including a Wastewater Treatment Plant with all matters reserved for future consideration aside from access (excluding internal circulation). Note this is an EIA application Drainage Strategy/Amended Design and Access Statement and Updated Existing Site Layout Plan and Illustrative Masterplan (indicating existing Public Rights of Way Deadline for comment: 27/09/23 Planning Application: 21/02146/AS (site.com)

- 132/23P Considerate Contractors Scheme: to receive an oral update from the Clerk on responses from developers and any next steps/actions.**
Action: Clerk to find out from scheme how it is used/ taken up by other local Councils and update at next suitable meeting.
- 133/23P S106: to receive an oral update from the Clerk from Ashford Borough Council on current S106 recorded for Kennington.**
Noted: Ashford Borough Council current process and need to compile more information to show how we need to spend monies.
- 134/23P Call for Sites: to discuss and agree any next step actions in relation to Ashford Borough council's intention to launch its 'Call for Sites' and statutory review of its Local Plan to 2041.**
Action: Agreed Clerk to compile a list of all areas that are considered of value to the community and would need protection within the local plan.
Action: Agreed Clerk to communicate to all Councillors for feedback and add to next meeting of the Planning committee to compile response.
- 135/23P Neighbourhood Plan: to discuss and agree any next step action**
Agreed: Working group or similar to be considered to see how we could residents involved and opinions of residents incorporated and how best this could be initiated.
- 136/23P Pedestrian Surveys: Committee to note an oral update to discuss and agree any next step actions**

Signed:

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Noted: Agreed Clerk will work with Cllr Jacon and Cllr Cornish as soon as is possible.

137/23P **Items for inclusion on the next agenda (For Councillors to raise items for information only and to request items for the next agenda.**

Agreed: Kennington identity signs to be considered being added to the list of projects

138/23P **Date of next meeting.**

Agreed: Date of next meeting week commencing 30th October.

139/23P **Close of meeting.**

The meeting closed at 20:39.

Signed: 

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