

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

agenda published 25 November 2023



**A meeting of the Planning committee was held on
Thursday, 30 November 2023 starting at 6.00pm,
at the United Church, Faversham Road.**

- 161/23P To note those present, to receive and consider for approval, apologies for absence and reasons given.**
Present: Cllr Charles Ellis (Chair), Cllr John Seaton, Cllr Chacko Jacob and Cllr Chris Morley (substituted) and Cllr Alan Cooper arrived at 18.55
Also Present: 1 member of the public and the Clerk
Apologies: Cllr Brian Varney (Work), Cllr John Seaton (Personal) and Cllr Jac Wood (Work). Apologies also received from Cllr Trish Cornish (Personal)
Not Present: Cllr Shafi Khan
- 162/23P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.**
None declared.
- 163/23P Public Open Session**
Agreed: By all present that any public could speak on or at the agenda item being discussed
- 164/23P To consider and adopt the Minutes of the Planning Committee Meeting held on 25 September 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.
- 165/23P To consider and adopt the Minutes of the Planning Committee Meeting held on 30 October 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.
- Cllr Charles Ellis as Chair of this committee moved to item 172/23 b to discuss a planning application PA/2023/1984 without Councillor Alan Cooper being present.*
- 166/23P Conningbrook Park Development: to note any update and discuss, agree any next steps/action.**
Action: Agreed Clerk to locate the CEMP and circulate to all.
Action: Agreed Clerk to organise the site visit as soon as is possible (potentially be after next Council meeting update).
Concerns: Raised re no apparent progress re the school provision currently, agreed need to find out what the current plans are in place
Action: Agreed Clerk to request information from Kent County Council and bring back response to next suitable meeting.
- 167/23P Aldi Development: to note any update and discuss, agree any further next steps/actions.**
Noted: No further update at this time, Clerk to continue to liaise with the developers.
[Planning Application: 22/01067/AS \(site.com\)](#)
- 168/23P 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.

Signed:

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- 169/23P Orchard Farm 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.
[Planning Application: 22/01067/AS \(site.com\)](#)
Action: Clerk to see if there is a response to Waste Water
- 170/23P Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.**
Noted: No further update at this time
- 171/23P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.**
Noted: No further update at this time
- 172/23P Planning applications –**
a) To note notified decisions made by ABC
Noted: By all present those approved with conditions

PA/2023-1429	28 Tadworth	https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002GB1GAAW Approved with conditions
PA/2023-1684	221 Canterbury	https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002HQ09AAW Approved with conditions
PA/2023-1818	Eureka Science Park, Coty Operations, Bradfield Road	https://ashfordboroughcouncil.my.site.com/pr/a0h8d000004D2ZzAAK Approved with conditions
PA/2023-1511	Garage Sites East Of 8 And Rear Of 17, Hurst Road	https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002GMk3AAG Refused

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

Cllr Charles Ellis as Chair of this committee moved to this item 172/23 b from 165/23 to discuss a planning application PA/2023/1984 as Councillor Alan Cooper was not present.

PA/2023/1984: 234, Canterbury Road

Proposal: Rear single-storey extension with flat roof, rear two-storey extension, and front two-storey extension. Remodelling of existing main roof incorporating attic conversion and chimney stack. Installation of roof-mounted photovoltaic cells. Following the demolition of the existing conservatory and garage

Agreed: By all present at the time to object to this development as an over development of the site, will not then be in keeping with neighbouring houses, availability then of parking required for the size of property and then additional concerns of the increase of access of vehicles on the bend on the frequently busy Canterbury road.

Councillor Alan Cooper joined the meeting at 18.55, the discussions of all other applications were then discussed with all Councillors then being present.

The following was then Agreed: By All Councillors listed as present

PA/2023/2194 1, Alec Pemble Close

Proposal: Proposed conversion of garage - **agreed** to raise no objection.

Signed: 

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NOT/2023/2031 6, Tabret Close

Proposal: Prior Notification received on 1.11.23 and expiring on 3.01.2024 for a single storey rear extension with a depth of 4.50m, eaves height of 2.25m and overall height of 2.50m- **agreed** to raise no objection.

PA/2023/2095 49, Grasmere Road

Proposal: Single storey rear extension - **agreed** to raise no objection.

OTH/2023/2129 Land between railway line and, Willesborough Road

Proposal: Details submitted pursuant to Conditions 3 (Highway Mitigation), 33 (Construction Environment Management Plan) and 34 (Dust Management Plan) of planning permission 19/00025/AS - **agreed** to raise no objection, however clerk to request the CEMP and circulate to all Councillors.

Action: Agreed Clerk to locate the CEMP and circulate to all.

OTH/2023/2130 Land between railway line and, Willesborough Road

Proposal: Details submitted pursuant to conditions 32 (crime prevention), 39 (refuse and recycling) & 40 (external lighting) of planning permission 19/00025/AS - **agreed** to raise no objection.

OTH/2023/2116 21, Northumberland Avenue

Proposal: Non-material amendment to planning permission PA/2022/2481 for Proposed removal of the garage and single-storey rear and side extension to allow changes to render of external wall - **agreed** to raise no objection.

AU22 and AU17 Railway Crossing

Proposal: Proposed Rail Crossing Diversions involving public footpaths AU22 and AU17 in the Parish of Kennington, Ashford, postcode TN24 9QY - **agreed** that the proposed diversion was in the interest of public safety and that the proposed diversion is not substantially less convenient to the public.

Agreed: By all present Councillor Morley to scan across to PROW & Access Services at Kent County Council.

The meeting then returned to agenda item 166/23.

- 173/23P S106: to receive an oral update from the Clerk from Ashford Borough Council on current S106 recorded for Kennington.**
Noted: An oral update from the Clerk stating that she is progressing through ABC and will be completing necessary paperwork, research and obtaining quotes to substantiate the request for funds and how these are intended to be used.
Action: Agreed Clerk will continue to update through Planning and Council.
- 174/23P Call for Sites: to note response from Ashford Borough council's 'Call for Sites' and statutory review of its Local Plan to 2041.**
Noted: Awaiting response from ABC.
- 175/23P ABC's Local Development Scheme: Committee to note the stages and timescale in preparation of the Ashford Local Plan 2030 review**
<https://www.ashford.gov.uk/planning-and-development/planning-policy/timetables-and-monitoring/local-development-scheme/>
Noted: Timetable for key stages.

Signed:

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