



**A meeting of the Planning committee was held on
Tuesday, 23 July 2024 at 6.30pm,
in the United Church, Faversham Road.**

- 102/24P** To note those present, to receive and consider for approval, apologies for absence and reasons given. .
Present: Cllr Alan Cooper, Cllr Jac Wood, Cllr Brian Varney and Cllr Seaton and Cllr Chris Morley as a substitute for Cllr Charles Ellis
Apologies: Cllr Charles Ellis
Also Present: Cllr Chacko Jacob and The Clerk
Resolved: Agreed by all present as the Chair of the Committee was not able to be present Councillors, Cllr Morley would take the position as Chair for this meeting.
- 103/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda. None were declared.
- 104/24P** **Public Open Session**
Agenda item not required with no public being present.
- 105/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 25 June 2024
Resolved: Agreed the minutes of the meeting held on as circulated were agreed and adopted as a true record.
Action: Agreed Clerk to publish signed minutes on the website.
- 106/24P** **Conningbrook Park Development (S2): to note any updates and discuss, agree any further next steps/actions.**
1) Phase 1 - Crown Hill View [19/00025/AS](#)
2) Additional Phases
Noted: AU17 and AU22 no further update.
Action: Agreed Clerk to chase Network Rail to get an update and invite to a Council or Planning meeting.
Action: Agreed Clerk to chase Redrow reference Street Lighting and concrete wall as to when these will be completed.
- 107/24P** **Aldi Development ([22/01067/AS](#)): to note any updates and discuss, agree any further next steps/actions.**
Action: Agreed Clerk to invite Aldi to a next Planning or Council meeting to discuss position of where they are now.
- 108/24P** **Conningbrook Lakes Phase 2 (S19, [22/00131/AS](#)) Development: to note any updates and discuss, agree any further next steps/actions.**
Noted: By all present no further responses received.
Action: Agreed Clerk to make contact to see if any progress before next meeting.
- 109/24P** **Orchard Farm Development : to note any update and discuss, agree any next steps/actions.**
1) Phase One (19/00834/AS) [19/00834/AS](#)
2) PA/2023/2162 [PA/2023/2162](#)
3) PA/2023/0338 [PA/2023/0338](#)

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 18 July 2024



4) PA/2023/0945 [PA/2023/0945](#)

5) OTH/2023/2198

6) OTH/2023/0463

7) OTH/2023/0222

Noted: By all nothing further to report at this time.

Action: **Agreed** to keep under review.

110/24P **Trinity Lakes (S20, 21/02146/AS ([21/02146/AS](#)) Development: to note any update and discuss, agree any next steps/actions.**

Noted: By all nothing further to report at this time.

Action: **Agreed** to keep under review.

111/24P **Planning applications –**

a) to note notified decisions made by ABC

Noted: By all present

Approve / Approve with Conditions:

PA/2024/0548 LAWFUL	Land 100m North to Northwest of, 94 Rylands Road	Lawful Development Certificate – Proposed – Multi Use Games Area. https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000008pyDIAQ
PA/2024/0362 GRANT CONSENT	14, The Street	Listed Building Consent for removal of concrete floor and replacement with suspended timber floor; removal and rebuilding of brickwork below window; replacement plasterboard on walls and ceilings; replacement parti https://ashfordboroughcouncil.my.site.com/pr/a0hTw00000076NFIAY
NOT/2024/0897 NO OBJECTION	147 Faversham Road	T1 – Silver Birch – Remove tree stump and roots – Causes bad allergies (including hayfever) to the residents and it takes up quite a large area of our garden where we wish to lay grass. https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000000EAsLIAW
OTH/2024/0774 APPROVE WITH CONDITIONS	Kennington House, 9 The Street	T.38 – Sycamore – Re-pollard back to previous points. T.77 – Lime – Re-pollard to previous points. T.76 – Ash – Re-pollard to previous points https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000000By2TIAS
OTH/2024/0830 APPROVE WITH CONDITIONS	Grosvenor Hall, Cemetery Lane	Raise the canopy of the group of trees along the fence line adjacent to Bockhanger Lane to around 7 feet from the ground. Proposed works will reduce the risk of damage to the trees by machines and operators https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000000Di9IAC
PA/2024/0711 APPROVE WITH CONDITIONS	18, Hillcrest Close,	Two-storey front extension and changes to fenestration. https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000000AloRIAC
PA/2024/0868 APPROVE WITH CONDITIONS	168 Faversham Road	Conversion of existing integral garage, create a new front-facing bay window and modify the current bay window. https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000000Di1dIAC

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

PA/2024/1074 Graminae, Faversham Road: Extension to garage

Signed:

2 of 4

Dated:

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 18 July 2024



Noted: Agreed no comments or objections to be made.

PA/2024/1337 Hotel Development Between Trinity Road And, Hotel Unit, Rutherford Road, Eureka Leisure Park, Ashford, TN25 4BN: Extension to existing hotel to provide additional bedrooms together with alterations to the car park and all associated works.

Noted: Agreed no comments or objections to be made.

PA/2024/1287 5 Greenbank Application: Proposed construction and extension to front porch and garage from approved application PA/2023/1371

Noted: Agreed no comments or objections to be made.

PA/2024/1305 40 Park Road Planning Application: Change use of a single occupancy residential dwelling (Use Class C3) to a children's care home (Use Class C2), conversion of garage to office and changes to fenestration following demolition of conservatory.

Noted: Withdrawn

PA/2024/1229 Field View, Mill Lane Planning Application: Climbing frame in the rear garden – Retrospective

Noted: Retrospective

NOT/2024/1164 Aladdin: Prior notification received on 24/06/2024 and expiring on 05/08/2024 for the demolition of the existing conservatory replaced with a Single storey rear extension with 4No. Rooflights with a depth of 4.50 meters, eaves height of 3 meters, and overall height of 4 meters

Noted: By all present

NOT/2024/1168 105 Faversham Road: Prior Notification received on 24.06.2024 and expiring on 05.08.2024 for a single storey rear extension with a depth of 5.15m, eaves height of 3.25m and overall height of 3.80m.

Noted: By all present

OTH/2024/1185 Houchin: Non-material amendment to planning permission 22/01067/AS (The erection of a Class E retail unit alongside access, car parking, landscaping, and associated works) to allow changes

Noted: By all present

112/24P

Conningbrook Country Park:

- 1) **Strategy from ABC: to note, discuss, agree any next steps/actions**
- 2) **Sluice Gates: to note current update on invitation to ABC, discuss, agree any next steps/actions**

Action: Agreed to take to next Environment and Places committee

Action: Agreed Clerk to chase water quality results

113/24P

Kingsland Green Estate, Willesborough Lees: to note any update and discuss, agree any next steps/actions.

Action: Agreed to delegate to Cllr Alan Cooper to do a report to present to next Council.

Signed:

3 of 4

Dated:

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 18 July 2024



114/24P **25 and 45 degree planning applications: to note any update on those applications which include this and discuss, agree any next steps/actions.**
Noted: By all present

115/24P **Planning Training for Parish Councillors: Committee to receive from Councillors Seaton and Varney a report from the training.**
Noted: Councillor John Seaton and Cllr Brian Varney had needed to send their apologies and had not attended the training.
Noted: Cllr Alan Cooper had attended the training and his feedback noted by all.

116/24P **Items for inclusion on the next agenda**
Noted: **Agreed** the Clerk to add to the next suitable agenda as appropriate and as progress further or further information received 1) Considerate Contractors Scheme 2) Neighbourhood Plan 3) Street Naming 4) Pedestrian surveys 5) Health and Wellbeing 6) Ashford Local Plan 2041, 7) s106.

117/24P **Date of next meeting.**
Action: **Agreed** the Clerk to be discuss with the Chair of Planning and a save the date calendar entry to be made as soon as possible and within the week.

118/24P **Close of meeting.**
The meeting closed at 20:00.

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