

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 23 August 2024



**A meeting of the Planning committee was held on
Friday, 30 August 2024 starting at 6.00pm,
being held at the United Church, Faversham Road.**

- 119/24P** To note those present, to receive and consider for approval, apologies for absence and reasons given.
Present: Cllr John Seaton, Cllr Charles Ellis, Cllr Chris Morley (substitute for Cllr Jac Wood and Cllr Alan Cooper)
Apologies: Cllr Jac Wood, Cllr Brian Varney, Cllr Alan Cooper.
Also Present: The Clerk
- 120/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None declared.
- 121/24P** **Public Open Session.**
No Public were present.
- 122/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 23 July 2024
Resolved: Agreed the minutes of the meeting held on as circulated were agreed and adopted as a true record with small amendment.
Action: Agreed Clerk to publish signed minutes on the website.
- 123/24P** **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: Update from Redrow and Network Rail.
Action: Agreed Clerk to chase re site visit.
- 124/24P** **Aldi Development (22/01067/AS): to note any updates and discuss, agree any further next steps/actions.**
Noted: Concerns re Cycle Pathway Kinney's lane end.
Noted: No contact/responses from Aldi in recent months.
Action: Agreed the Clerk would speak to Ashford Borough Council reference who would be best to contact at Aldi and ask reference information they have with regards to the cycle path.
- Cllr Alan Cooper arrived at 18.30*
- 125/24P** **Conningbrook Lakes Phase 2 (S19, 22/00131/AS) Development: to note any updates and discuss, agree any further next steps/actions.**
Noted: From developer that the s106 discussions are ongoing with Ashford Borough Council
Action: Agreed the Clerk to write to Terry Mortimer ABC and ask if the Community Council would be invited to comment reference the s106.
- 126/24P** **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

Signed: 

Page 1 of 4

Dated: 8th Nov 2024

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 23 August 2024



- 4) PA/2023/0945 PA/2023/0945
- 5) OTH/2023/2198
- 6) OTH/2023/0463
- 7) OTH/2023/0222

Noted: Still concerns re the increase from 100 homes to 122 homes with no understanding of how additional 22 have been agreed, what condition 3 of the original application 19/000/834/AS is, and access and entrances for this site all being from and to Canterbury Road.

Action: Agreed Clerk to ask Ashford Borough Council Planning officer for some guidance on our concerns.

Action: Agreed these concerns to be raised at Council and advise members Planning committee members concerns and current actions.

127/24P

Trinity Lakes (S20, 21/02146/AS (21/02146/AS) Development: to note any update and discuss, agree any next steps/actions.

Noted: From developer that the s106 discussions are ongoing with Ashford Borough Council

Action: Agreed the Clerk to write to Terry Mortimer ABC and ask if the Community Council and the other Parish Councils will be invited to comment .

128/24P

Planning applications: Committee to

a) note notified decisions made by ABC

Approved with conditions

NOT/2023/1288	187 Faversham Rd	T1 Sycamore. Carry out crown reduction, crown to be reduced by a max of 4 mts back to previous growth points. https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002F1A4AAK Decision: Agreed
OTH/2023/0633	Land between railway line and, Willesborough Road, Kennington	Details submitted pursuant to condition 24 (Materials) of planning permission reference 19/00025/AS. https://ashfordboroughcouncil.my.site.com/pr/a0h8d000001fuKEAAY Decision: Approved

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

OTH/2024/1519 Land between railway line and Willesborough Road, Kennington Details submitted pursuant to condition 57 (Ground water resources) of planning permission 19/00025/AS

Noted: Agreed no comments or objections to be made.

PA/2024/1532 Land between railway line and, Willesborough Road, Kennington Variation of condition 2 (approved plans) to make amendments to external materials and dwelling types and condition 64 (environmental statement) to allow for the construction of up to 443 dwellings which are subject to reserved matters consent of planning permission 19/00025/AS for (i) Outline planning permission (all matters reserved except for points of access) for dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and (ii). full planning permission for the erection of dwellings; the creation of serviced plot of land to facilitate the delivery by Kent County Council of a two form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse, ancillary buildings and a bowling green; a local centre to provide A1 (retail), A1 (retail foodstore), A3 (café), A5 (takeaway), D2 (gym/fitness studio space), open

Signed: 

Page 2 of 4

Dated: 8th Nov 2024



space incorporating SuDS; vehicle parking; and associated services, structural landscaping, infrastructure and groundworks

Agreed: Action Defer to next suitable Council agenda

PA/2024/1533 Land between railway line and, Willesborough Road, Kennington, Kent Variation of condition 23 (hard landscaping) to remove the requirement for all boundary treatments exposed to a public or private communal space to comprise walls rather than fences of planning permission 19/00025/AS for (i) Outline planning permission (all matters reserved except for points of access) for dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and (ii). full planning permission for the erection of dwellings; the creation of serviced plot of land to facilitate the delivery by Kent County Council of a two form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse, ancillary buildings and a bowling green; a local centre to provide A1 (retail), A1 (retail foodstore), A3 (café), A5 (takeaway), D2 (gym/fitness studio space), open space incorporating SuDS; vehicle parking; and associated services, structural landscaping, infrastructure and groundworks.
Noted: Agreed no comments or objections to be made.

PA/2024/1540 4, Bybrook Road, Kennington, TN249JA: Variation of condition 2 (Approved plans) of Planning Permission 21/01319/AS for Vehicle crossover, off-street car parking, new retaining wall and stepped entrance; to allow for a revised layout with a higher retaining wall creating a reduced slope to the car parking.

Noted: Agreed no comments or objections to be made.

NOT/2024/1478 Towers School And Sixth Form Centre, Faversham Road, Kennington, TN249AL Prior Approval for 177 no solar panels to be fitted on a ballasted mounted system on the flat roof areas of the building.

Noted: Agreed to support.

PA/2024/1375 Little Burton Farm House, George Williams Way, Kennington, TN249RZ Extension to and change of use of the existing garage to an art studio to provide art classes and therapy sessions

Noted: Agreed no comments or objections to be made.

129/24P

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**

Agreed: Future agendas to only include point 2, point 1 to be taken to the Environment and Places Committee.

130/24P

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

Action: Agreed Clerk to write to all Parish Councils on urban fringe asking for their support with our comments and concerns or to consider a response to Ashford Borough Council to this development application.

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 23 August 2024



131/24P

Local Plan 2041: Committee to consider a submission on strategic issues for the Local Plan 2041 and agree in order to recommend to September Council.

1. off-road cycleway to Wye,
2. continuous riverside path between town centre and Julie Rose Stadium (including preservation of existing parks when the civic centre becomes flats)
3. employment/retail in Kennington as a pre-condition for significant new housing developments.

Action: Agreed Cllr Alan Cooper to take action to include data on housing waiting list and typical length of time those waiting are on it.

132/24P

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.

133/24P

Date of next meeting.

Agreed: The next meeting will be on 16th September.

134/24P

Close of meeting.

The meeting closed at 19.33

Signed:

Page 4 of 4

Dated: 8th November 2024