

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 26 November 2024



A meeting of the Planning committee was held on
Tuesday, 17 December 2024 at 6.00pm,
at the United Church, Faversham Road.

- 185/24P To note those present, to receive and consider for approval, apologies for absence and reasons given.
Present: Cllr Charles Ellis (Chair), Cllr Jac Wood, Cllr Alan Cooper and Cllr John Seaton
Also Present: Cllr Chris Morley, 1 member of the Public and the Clerk
Apologies: Cllr Brian Varney (Health)
- 186/24P To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda. None were declared.
- 187/24P **Public Open Session**
Resolved: Agreed by all present, that at the invitation of the Chair that public can speak on agenda item as the item is discussed.
- 188/24P To consider and adopt the Minutes of the Planning Committee Meeting held on 08 November 2024
Resolved: Agreed the minutes to be deferred for signing at the next meeting.
- 189/24P **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: No further update.
Action: Agreed to continue to monitor
- 190/24P **Aldi Development (22/01067/AS): to note any updates and discuss, agree any further next steps/actions.**
Noted: No further update.
Action: Agreed to continue to monitor
- 191/24P **Conningbrook Lakes Phase 2 (S19, 22/00131/AS) Development: to note any updates and discuss, agree any further next steps/actions.**
Noted: No further update.
Action: Agreed to continue to monitor
- 192/24P **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
4) PA/2023/0945 PA/2023/0945
5) OTH/2023/2198
6) OTH/2023/0463
7) OTH/2023/0222
Noted: No further update.
Action: Agreed to continue to monitor
- 193/24P **Trinity Lakes (S20, 21/02146/AS 21/02146/AS) Development: to note any update and discuss, agree any next steps/actions.**

Signed: 

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Noted: No further update.
Action: Agreed to continue to monitor

194/24P

Planning applications:
a) to note notified decisions made by ABC

Prior Approval given

PA/2024/2031	PA/2024/2031 36, Upper Vicarage Road, Kennington, Ashford, TN24 9AH	Proposed dropped kerb https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000n1a6IAE

Grant Consent

PA/2024/1896	Unit 7a, Rutherford Road, Eureka Leisure Park, Ashford, TN25 4BN	Display of 2no. non-illuminated pole mounted signs https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000hig1IAE

Grant Consent

PA/2024/1896	Unit 7a, Rutherford Road, Eureka Leisure Park, Ashford, TN25 4BN	Display of 2no. non-illuminated pole mounted signs https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000hig1IAE

Approve/Approve with conditions

NOT/2024/1962	Ferndown House, Ball Lane, Kennington, TN25 4EB	T1 – Leylandii – fell and remove T2 – Maple – crown reduction by 3m https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000kX5pIAE
OTH/2024/1739	Land between railway line and, Willesborough Road, Kennington, Kent	Details submitted pursuant to conditions 5 (A) (BREEAM), 6 (Acoustics), 22 (Soft Landscaping), 23 (Hard Landscaping), 25 (Underground services), 26 (Services Plan), 27 (Highways), 30 (S https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000bAzhIAE
OTH/2024/1869	Grosvenor Hall, Cemetery Lane, Ashford, Kent TN25 4AJ	Hornbeam tag number 2317. Dying tree with significant basal decay, fell tree to ground and replant new tree on the site https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000gaiEIAQ
PA/2024/1831	Towers School And Sixth Form Centre, Faversham Road, Kennington, TN24 9AL	Installation of Air Source Heat Pumps https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000f8MbiAI
OTH/2024/1870	Grosvenor Hall, Cemetery Lane, Ashford, TN25 4AJ	T1 – Hornbeam tag 345. Dying tree with significant basal decay, fell to the ground, replant new tree on site https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000gbWDIAY
OTH/2024/1889	Grosvenor Hall, Cemetery Lane, Ashford, Kent TN25 4AJ	Hornbeam, tag 347. Fell due to significant decay. https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000hDGXIA2
OTH/2024/1890	Grosvenor Hall, Cemetery Lane, Ashford, TN25 4AJ	Yew tree, tag number 342 – Fell dead tree. https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000hdjaiAE

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OTH/2024/1891	Grosvenor Hall, Cemetery Lane, Ashford, TN25 4AJ	1 x Ash, tag 337. Fell dead tree https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000hFxiIAM
OTH/2024/1871	Grosvenor Hall, Cemetery Lane, Ashford, Kent TN25 4AJ	Hawthorn, tag 343. Fell to ground. Dying tree, vertical split stem. Replant new tree on site https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000gbXplAI
OTH/2024/1872	Grosvenor Hall, Cemetery Lane, Ashford, TN25 4AJ	Purple leaf plum tree, tag 335, dying tree, fell to ground. Replant new tree on the site https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000gbWE1AY
NOT/2024/1730	4 Osier Field, Kennington, Ashford, Kent TN25 4PL	T1 – Conifer- Lateral crown reduction by 3 meters to the main stem. Remove several overhanging small conifer branches that overhang the rear garden of 4 Osier field which create an amount of shading to https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000azzRIAQ
OTH/2024/0801	Land between railway line and, Willesborough Road, Kennington	Details submitted pursuant to condition 3 (Highway Mitigation) of planning permission 19/00025/AS https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000ChKXIAQ
PA/2024/1763	Unit 7a, Rutherford Road, Eureka Leisure Park, Ashford, TN25 4BN	Installation of 2 x external lighting columns https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000cC6bIAE
PA/2024/1813	18, Hillcrest Close, Kennington, TN24 9QT	Variation of condition 2 (approved plans) of planning permission PA/2024/0711 for two-storey front extension and changes to fenestration to allow for change to front extension. https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000eSnBIAU
PA/2024/2140	13, Tritton Fields, Kennington, TN24 9HG	Lawful Development Certificate – Proposed – Single-storey rear extension https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000rUxdIAE

Withdrawn: None

Refuse:

OTH/2023/2235	Cradle Bridge Level Crossing Conningbrook Park, Kennington Road, Willesborough	Details submitted pursuant to Condition 9 (Construction Environment Management Plan) of planning permission 22/01041/AS. https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000001Uk3IAE
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 https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000TtqIAC

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

PA/2024/2171 22, Robert Brundett Close

Conversion of part of integral garage and changes to fenestration.

Resolved: Agreed no comment.

OTH/2024/2188 Former Houchin Playing Fields, Canterbury Rd

Details submitted pursuant to condition 19 (Landscaping) for

planning permission 22/01067/AS

Resolved: Agreed no comment.

Signed: 

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PA/2024/1637 Unit 1, Rutherford Road, Eureka Leisure Park
Display of 2 x internally illuminated fascia signs
Resolved: Agreed no comment.

PA/2024/1708 3, Kennington Place
Modification to existing porch
Resolved: Agreed no comment.

PA/2024/2269 9, Hillcrest Close
Proposed two storey side extension
Resolved: Agreed no comment.


OTH/2024/2296 4, Garden Place
Row of x12 Lawson Cypress Trees, forming a hedge row at rear boundary of property - Request for felling of hedge row - Reason for works - With the increasing width of hedge it has become hard and dangerous to maintain, replacement planting with English Yew.
Resolved: Agreed no comment.

**Land between railway line and, Willesborough Road, Kennington, Kent -
Ref No: 23250885 NHHC:08805002751**
Resolved: Agreed response to thank for detailed explanation of why the Simone Weil upgrade will not happen until summer 2027. Committee noted that a decision has been taken by ABC, but to inquire whether they might consider asking KCC why it is not possible to undertake junction improvements in tandem with the road closures for gas mains replacement. Whilst the Community Council recognises it would involve complex planning but it could benefit residents, Redrow and Aldi by bringing the works into 2025 or 2026 and eliminating a summer of disruption.

PA/2024/2233
Garden Cottage, 25 The Street
Resolved: Agreed: This development would significantly increase the dwelling's length by approximately 100%, taking about 80% of the length of the garden. As such it represents over development of the site which would set a precedent for the rest of the Borough. Moreover, the situation in an historic area of Kennington makes these factors all the more unacceptable. The Council does not object to the loft conversion into the roof, provided officers are satisfied that there is sufficient off-street parking for a building of that size situated close to a junction.

195/24P **Kingsland Green Estate, Willesborough Lees ([PA/2024/1087](#)): to note any update and discuss, agree any next steps/actions.**
Noted: No further update.
Action: Agreed to continue to monitor, as are looking to speak at the ABC meeting

196/24P **Local Plan 2041: to note any update and discuss, agree any next steps/actions.**
Noted: No further update.
Action: Agreed to continue to monitor and look for updates on ABC website.

Signed: 

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- 197/24P **Items for inclusion on the next agenda**
Resolved: Agreed to await progress on 1) Considerate Contractors Scheme 2) Neighbourhood Plan 3) Street Naming 4) Pedestrian surveys 5) Health and Wellbeing 6) s106 motions and be added to agenda as and when progress further or further information received.
- 198/24P **Date of next meeting.**
Resolved: Agreed to 28th January subject to available venue.
- 199/24P **Close of meeting.**
The meeting closed at 19.45.

Signed:

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