

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 18 March 2024



A meeting of the Planning committee was held on Thursday, 28 March 2024 at 6.30pm, at the United Church, Faversham Road.

- 33/24P** To note those present, to receive and consider for approval, apologies for absence and reasons given.
Present: Cllr Charles Ellis, Cllr Alan Cooper and Cllr Brian Varney
Apologies: Personal - Cllr John Seaton, Cllr Chacko Jacob and Cllr Jac Wood.
Also Present: Cllr Chris Morley, The Clerk and 1 member of the public
- 34/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None declared.
- 35/24P** **Public Open Session**
Resolved: Agreed that at the invitation of the Chair that public can speak on agenda item as the item is discussed.
- 36/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 29 February 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.
- 37/24P** **Conningbrook Park Development (S2, 19/00025/AS): to note any updates, discuss and agree any next step/action/s.**
- 1) **Phase 1 - Crown Hill View**
Noted: No further update from the developer but will be attending our April Council meeting
Action: Agreed the Clerk to continue to liaise with the developers and bring to next appropriate meeting as received.
- 2) **Additional Phases**
Noted: No further details of additional phases at this time,
Action: Agreed the Clerk to continue to detail on future agenda/.
- 38/24P** **Aldi Development (22/01067/AS):**
- 1) **to receive an oral update from the Chair of Planning on the Ashford Borough Council meeting on 13.03.24, share learnings and discuss and agree any next step/actions from this meeting.**
Noted: Decision to approve and additional conditions of a signalised pedestrian crossing of Bybrook Road at its junction with Canterbury Road prior to first occupation, unless agreed to be unfeasible by Kent Highways
ABC Minutes Document for Planning 6., 13/03/2024
Noted: Kentish Express detailed Cllr Charles Ellis name incorrectly.
Action: Agreed Clerk to write to Kentish re error with name.
Action: Agreed to consider next speech to be written and try to focus more on 3 top core concerns and focus on these in detail.
- 2) **to note any additional updates and discuss, agree any further next steps/actions.**
Noted: No further additional updates at this time.

Signed:

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39/24P Conningbrook Lakes Phase 2 (S19, 22/00131/AS) Development:

- 1) to note any updates received

Noted: Amended plans on application.

- 2) to consider and discuss paper circulated with draft substantive comments and agree next steps/action/s

Action: Agreed with amendments reference drainage comments to be added, and to recommend comments to Council 12th April.

40/24P Orchard Farm Development (19/00834/AS and PA/2023/1155 now withdrawn, PA/2023/2162, PA/2023/0338 & PA/2023/0945: to note any update and discuss, agree any next steps/actions.

- 1) to note any updates received

Noted: PA/2023/1155 withdrawn

- 2) to consider and discuss paper circulated with draft substantive comments and agree next steps/action/s

Action: Agreed to make comments on PA/2023/0338 & PA/2023/0945 - The Community Council notes the agreement of Kent County Council's Sustainable Drainage Team to a revised surface water drainage scheme (letter 22 May 2023). Council also notes and supports the refusal of Southern Water (letter 24/03/2023) to support a private wastewater treatment works when the site is in close proximity to the public sewage network. The Community Council has significant concerns as to the maintenance and ultimate replacement costs of such a system and would request that the Applicant is required to set aside a suitable amount of funding in an Escrow account should this option be approved. Council urges the Applicant and Southern Water to provide reassurance that the solution to be adopted will result in no increase in the amount of untreated effluent discharged into nearby watercourses through nearby Combined Sewer Overflows in Ball Lane and Mill Lane.

Action: Agreed to make comments on PA/2023/2162: Kennington Community Council has concerns as the agreed number of homes of 100 originally for the site now seem to be many more adding all the applications together could we please have some clarity re the numbers of homes and confirmation these will remain at a maximum of 100 for the entire site.


41/24P Trinity Lakes (S20, 21/02146/AS) Development: to note any update and discuss, agree any next steps/actions.

- 1) to receive an oral update from the Chair of Planning on the Ashford Borough Council meeting on 13.03.24, to share learnings and discuss and agree any next step/actions from this meeting.

Noted: Decision to approve ABC Minutes Document for Planning Committee, 13/03/2024

Action: Agreed to consider next speech to be written and try to focus more on 3 top core concerns and focus on these in detail.

- 2) to note any additional updates and discuss, agree any further next steps/actions.

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Action: Agreed Clerk to look at the Aldington retirement establishment built as part of the development and report back to a future meeting.

Action: Agreed Clerk to invite developers to a future planning meeting once approaching detailed planning stage.

42/24P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.

Noted: No further update at this time.

Action: Agreed Clerk should amend all future agendas as this should be titled as Farm not development as this is not currently a development.

43/24P Planning applications –

a) To note notified decisions made by ABC

Noted: Decisions received.

NOT:2024/0358	178 Faversham Road	No Objection : 178 Faversham Road, Kennington, TN24 9AE – T1 Beech tree – crown lift to 6m
NOT:2023/2230	127 Faversham Road	Prior Notification received on 30/11/2023 and expiring on 19/03/2024 for a single storey rear extension with a depth of 2.90m, eaves height of 2.20m and overall height of 2.70m.
PA:2024/0145	8 Tritton Close	Approve with conditions: Proposed detached single-storey annexe with games room and home office. Single-storey rear extension including changes to existing fenestration following the demolition of the front porch, garage, and conservatory to the main dwelling.
PA:2023/0951	Land between railway line and, Willesborough Road	Approve with conditions: Proposed temporary erection of a construction access.
PA:2024/0169	14 The Street	Withdrawn: Listed Building Consent for 7no replacement timber windows and 1no secondary glazed unit.
PA:2023/2356	19 Hillcrest	Approve with conditions: Change of use of partial garage and rear garden to create admin office and cattery including 1.9m garden boundary fence.

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

NOT/2024/0432, 178 Faversham Road - T1 Holly Crown Reduction by 1 metre from 6 metres to 5 metres to avoid contact with telephone lines

Noted: Agreed no objections to be made and application to be supported.

OTH/2024/0456, 80 Grasmere Road - T1 Willow Tree – Removal of the two lower branches coming off the secondary trunk leaving upright trunk. This secondary trunk comes out of the land behind and has a heavy lean over the garden.

Noted: Agreed no comment/objections to be made and application to be supported.

PA/2024/0419, Clyde House Ball Lane - Alterations to fenestration and demolition of boot room

Noted: Agreed no objections to be made and application to be supported.

PA/2024/0426, 4 Rylands Road - Double story side extension to make garage and office/utility to ground floor and bedroom with an en-suite to the first floor

Noted: Agreed no objections to be made and application to be supported.

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PA/2024/0483, Garden Cottage 25 The Street - Ground and first floor side extension and loft conversion along with ground rear extension to create a sunroom with skylight. Repositioning of front porch to the right hand side of the dwelling along with corresponding internal remodelling.

Noted: Agreed no objections to be made and application to be supported.

OTH/2024/0516, Salterton Church Road - Discharge of Conditions: Details submitted pursuant to condition 4 (arboricultural method statement) of planning permission PA/2023/2292

Noted: Discharge of conditions.

44/24P

S106:

1) to receive an oral update from the Clerk and from Ashford Borough Council on current S106 recorded for Kennington, discuss, agree any next steps/actions.

Noted: No further update.

2) to discuss and agree application for s106 on any current or future developments, discuss, agree any next steps/actions.

Noted: No further update awaiting response from Head of Planning re email reference for no s106 for cemeteries included in the Planning Application heard at ABC's Planning Committee on 13th March, application 21/02146/AS - Land at Eureka Business Park.

Action: Agreed Clerk to chase for update at next suitable meeting.

45/24P

Ashford Local Plan 2041 – Call for Sites: Council to note, review, discuss and agree any next step/actions/s with regards to the sites published on 18th March. Ashford Local Plan 2041

Action: Agreed Clerk to ask that in notes sites being asked to be considered as protected/green historical spaces that this is detailed as this.

46/24P

Items for inclusion on the next agenda.

Noted: Current agreed items to be added to agenda as and when progress further or further information received. 1) Considerate Contractors Scheme 3) Neighbourhood Plan 4) Street Naming 5) Pedestrian surveys 6) Health and Wellbeing.

Agreed: Further agenda items can be requested before 18th April.

47/24P

Date of next meeting.

Agreed: The next meeting will be decided between the Chair and Clerk as looking to move from a Thursday at request of members of the current committee.

48/24P

Close of meeting.

The meeting closed at 20:33.

Signed:

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