

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 April 2024



**A meeting of the Planning committee, was held on
on Monday, 29 April 2024 at 7.00pm,
in the United Church, Faversham Road.**

- 49/24P** 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 Vamey
Apologies: Personal - Cllr John Seaton, Cllr Chacko Jacob and Cllr Jac Wood.
Also Present: Cllr Chris Morley, the Clerk and 2 members of the public
- 50/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None were declared.
- 51/24P** Public Open Session.
Resolved: Agreed that at the invitation of the Chair that public can speak on agenda item as the item is discussed.
- 52/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 28 March 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.
- 53/24P** 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
Resolved: Agreed to request from UK Power Networks / Developer a reason not set correctly on this occasion and protocol re pedestrian access with street lighting works
Action: Agreed Clerk to contact UK Power Networks and Redrow for comment.

Resolved: Agreed Clerk to ask at what level Redrow and Aldi are co-operating re Simone Weil Avenue
Action: Agreed Clerk to write to Andy Pearson of Redrow
- 54/24P** Aldi Development (22/01067/AS): to note any updates and discuss, agree any further next steps/actions.
Resolved: Agreed Clerk to contact Kent County Council to ask of they can let us know when a proposal is received re crossing of Bybrook Road
Action: Agreed Clerk to contact Kent County Council reference a proposal for KCC to consider reference improvement of the Bybrook Road crossing.
- 55/24P** Conningbrook Lakes Phase 2 (S19, 22/00131/AS) Development: to note any updates and discuss, agree any further next steps/actions.
Resolved: Agreed Clerk to contact Network Rail to see whether we can have an understanding of timings and current construction plan
Action: Agreed Clerk to contact Network Rail
- 56/24P** Orchard Farm Development : to note any update and discuss, agree any next steps/actions.
1) Phase One (19/00834/AS) 19/00834/AS

Signed:

CF Mcl

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2) PA/2023/2162 PA/2023/2162

3) PA/2023/0338 PA/2023/0338

4) PA/2023/0945 PA/2023/0945

Resolved: Agreed Clerk to ask the Borough Council how many self build development happen on each new development, not the plots allocated but the actual take up of these.

Action: Agreed Clerk to contact Borough Council re self-build home take up numbers.

57/24P Trinity Lakes (S20, 21/02146/AS 21/02146/AS) Development: to note any update and discuss, agree any next steps/actions.

Resolved: Agreed the same question re self build take up to be requested

58/24P East Mountain Lane Farm: 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.

59/24P Planning applications –

a) to note notified decisions made by ABC

Withdrawn:

PA/2024/0341:	191 Bybrook Road	Certificate for lawful development – Proposed vehicular crossover and hardstanding https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000006qrxIAA
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No Objection:

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
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Approve with Conditions:

PA/2024/0348	74 Lower Vicarage Road	Extension to Existing Hard Standing and Drop Kerb https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000006vmtIAA
PA/2024/0419	Clyde House, Ball Lane	Alterations to fenestration. https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000007ZqfiAE
PA/2024/0426	4, Rylands Road	Two storey side extension

Appeal Decisions:

Application number	PA/2022/2223
Nature of application	Demolition of existing bungalow and garages and construction of 2 no. detached houses with associated parking.
Type of decision	Refusal of planning permission
Decision made by	Committee
Was committee decision in agreement with officer advice	Yes
Appeal Decision	Dismissed

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

Signed:

CFN

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PA/2024/0483 – Garden Cottage, 25 The Street, Kennington, TN24 9HB

Resolved: Agreed Clerk to contact Ashford Borough Council to understand the conservation area in Kennington

Action: Agreed Clerk to contact the Borough Council and ask for information on Kennington conservation area, the total area it covers, when this was established and if there is a renewal date the Community Council need to be aware to diarise

Resolved: Agreed Clerk to write to the Borough Council and ask for our comments to be noted under Representation rather than Object or Support of any application.

Action: Agreed Clerk to arrange for comments to be changed so under Representation.

PA/2024/0665, Twin Oaks Bockhanger Lane: Proposed first floor rear extension.

Noted: Agreed no comments or objections to be made.

PA/2024/0362, 14 The Street: Listed Building Consent for removal of concrete floor and replacement with suspended timber floor; replacement plasterboard on walls and ceiling; replacement partition walls; removal of cement render; insertion of insulation to ceiling and walls; timber repairs throughout, including replacement joists. (Part retrospective)

Noted: Agreed no comments or objections to be made.

PA/2024/0532, 16 Bybrook: Proposed first-floor extension over existing single-storey projection. Proposed single storey extension. Proposed two storey/single-storey side extension, following the demolition of garage/store.

Noted: Agreed to raise concerns re the impact on neighbours and length of two storey extension and light impact on number 18.

PA/2024/0662 15, Larch Walk: Single storey front extension

Noted: Agreed to raise concerns re the lack of information available to fully understand the application.

PA/2024/0470 Garage sites east of 8 and rear of 17, Hurst Rd: 3 no terraced houses (1 x 2 bed, 2 x 3 bed) to replace vacant garages.

Noted: Agreed no comments or objections to be made.

PA/2024/0460 123 Grosvenor Road: Proposed first floor and ground floor rear extension.

Noted: Agreed no comments or objections to be made.

PA/2024/0733 191 Bybrook Road: Proposed vehicle crossover and associated hardstanding.

Noted: Agreed no comments or objections to be made.

NOT/2024/0496 127 Faversham Rd Prior Notification received on 11/03/2024 and expiring on 24/05/2024 for a single storey rear extension with a depth of 4.65m, eaves height of 2.20m and overall height of 2.70m.

Noted: Agreed no comments or objections to be made.

PA/2024/0673 McDonalds, Rutherford Road: Installation of HVAC equipment to the rear of the restaurant with associated fence screening.

Noted: Agreed no comments or objections to be made.

Signed:

CFM

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OTH/2024/0784 Land between railway line and, Willesborough Rd Non-material amendment to planning permission 19/00025/AS "(Hybrid planning application seeking: (i) Outline planning permission (all matters reserved except for points of access)

Noted: Agreed no comments or objections to be made.

OTH/2024/0785 Land between railway line and, Willesborough Rd Details submitted pursuant to condition 10 & 43 (bicycle storage facilities, ecological enhancement plan) of planning permission 19/00025/AS

Noted: Agreed no comments or objections to be made.

60/24P

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: Clerk arranging a meeting with the St Marys Church to discuss needs and approach re requesting s106 monies from the Borough Council.

61/24P

Ashford Local Plan 2041: Council to note, review, discuss and agree any next step/actions/s. Consultation - Ashford Local Plan 2041

Noted: No further update.

62/24P

Items for inclusion on the next agenda

Agreed: Items to be added to agenda when progresses further or further information has been received: 1) Considerate Contractors Scheme 3) Neighbourhood Plan 4) Street Naming 5) Pedestrian surveys 6) Health and Wellbeing 7) 25 degree rule.

63/24P

Date of next meeting.

Resolved: Agreed the next meeting to be Thursday 30th May at usual time of 6.30pm at the United Reformed and Methodist Church.

64/24P

Close of meeting.

The meeting closed at 21:20

Signed:

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