

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 24 February 2024



**A meeting of the Planning committee was held  
Thursday, 29 February 2024 at 6.30pm,  
in the United Church, Faversham Road.**

- 18/24P** To note those present, to receive and consider for approval, apologies for absence and reasons given.  
**Present:** Cllr Charles Ellis (Chair), Cllr Alan Cooper, Cllr Brian Varney, Cllr Jac Wood and Cllr Chacko Jacob  
**Also Present:** 2 members of the public, the Clerk and Cllr Chris Morley  
**Not Present:** Cllr Shafi Khan.
- 19/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.  
None declared
- 20/24P** Public Open Session  
**Resolved: Agreed** that at the invitation of the Chair that public can speak on agenda item as the item is discussed.
- 21/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 25 January 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.
- 22/24P** Conningbrook Park Development (S2): to note any update and discuss, agree any next steps/action. (19/00025/AS)  
**Noted:** Confusion on whether this should now be detailed as Crown Hill View rather than Conningbrook Park development.  
**Action: Agreed** Clerk to establish whether this should now include the development title Crown Hill View by speaking with developer to ensure this phase and next will be both the same.  
**Noted:** Harvey Lane is being used and the Community Council believe this should be Harrison Lane  
**Action: Agreed** Clerk to establish whether Harrison Lane has been adopted instead of Harvey Lane as thought.
- 23/24P** Aldi Development: to note any update and discuss, agree any further next steps/actions. (22/01067/AS)  
**Noted:** Clerk had spoken with Aldi and at this time they are waiting for Ashford Borough Council for meeting date.  
**Action: Agreed** Clerk to email Planning department and advise that Kennington Community Council would like the opportunity to speak at the Borough Planning meeting on this application.  
**Action: Agreed** the Clerk to continue to liaise with the developers and bring suitable details to next appropriate meeting.
- 24/24P** Conningbrook Lakes Phase 2 (S19) Development: to note any update and discuss, agree any next steps/actions: to note any update and discuss, agree any next steps/actions. (22/00131/AS)  
**Noted:** This has now reached outline planning permission.  
**Action: Agreed** detailed report needs to be discussed at next suitable planning meeting and Council, Clerk to establish when ABC are due to discuss.
- 25/24P** Orchard Farm Development: to note any update and discuss, agree any next steps/actions. (19/00834/AS and 2023/1155/AS)  
**Noted:** Clerk advised that there had been no further information received directly from the developer.

Signed: 

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**Action: Agreed** Clerk to try to establish reasons for 2023/1155/AS application was withdrawn and to establish whether discussions re when a new application is submitted that the 30mph be extended to than that on this application

**Action: Agreed** Clerk to chased for developers for Passports for the current agreed houses.

**26/24P** Trinity Lakes (S20,) Development: to note any update and discuss, agree any next steps/actions. (21/02146/AS)

**Noted:** Clerk had asked for an update from the developer but currently awaiting response.

**Action: Agreed** the Clerk to continue to liaise with the developers and bring suitable details to next appropriate meeting.

**27/24P** East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.

**Noted:** No further update at this time.

**28/24P** Planning applications –

a) To note notified decisions made by ABC

**Noted:** No further decision received.

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

**22/00131/AS, Mineral Depot, Conningbrook** - Outline application for residential development of up to 170no. dwellings including details of access (all other matters reserved for future consideration)..

**Resolved: Agreed** that this needs to be looked at in more detail and deferred to next Planning meeting and to Council meetings. Councillor Cooper agreed to draft report containing areas of concern such as width of streets for modern cars sizes and for emergency vehicles as well as delivery vans and refuse collections, Lighting, Parking, Security with Garages and Porches and whether overflow parking for the Julie Rose has been resolved. S106 also needs to be raised to ensure includes all areas of contributions such as Cemeteries and Allotments.

**PA/2023/0951, Land between railway line and, Willesborough Rd** - Proposed temporary erection of a construction access

**Noted:** and **agreed** no comment/objections to be made.

**OTH/2024/0023, 31 Clarke Crescent** - Non-material amendment to planning permission PA/2023/0732 for "Proposed two-storey rear extension and first-floor extension including 1no window to first floor North elevation and 3no roof lights" to allow one.

**Noted:** and **agreed** no comment/objections to be made.

**PA/2024/0348, 74 Lower Vicarage Road** - Extension to Existing Hard Standing and Drop Kerb

**Noted:** and **agreed** no comment/objections to be made.

**PA/2024/0326 14 Nettlefield** - Erection of single storey front extension

**Noted** and **agreed** comments to be made after a detailed discussion: The Community Council does not object to the extension and notes that it would be in keeping with the neighbouring property however is concerned re the parking as detailed on the plans. The neighbouring house with extension from street view shows one car fronting on to the driveway to the right of the extension and one car side on to the extension. The plans submitted on this application show two cars straight on to the extension and for this reason Kennington Community Council would appreciate if the Borough Council can

Signed:

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reassure that there is the space needed for two modern cars to park straight on as indicated by the plans submitted.

**PA/2024/0209, 54 The Street** - Proposed Rear and Side Extension

**Noted:** and **agreed** no comment/objections to be made.

**PA/2024//0145, 14 The Street**

**Noted:** and **agreed** no comment/objections to be made.

**PA/2024/0145 8 Tritton Close** - Proposed detached single-storey annexe with games room and home office, and single-storey rear extension including changes to existing fenestration. Following the demolition of the front porch, garage, and conservatory Amended Plan - Amended plans have been submitted which include the proposed annexe being repositioned in a new location.

**Noted** and **agreed** after a detailed discussion comments to be made to highlight concerns that the existing property is being made smaller, and to ensure that if planning permission is granted the conditions should stipulate that the annexe retains a clear dependency to the main building at all times and is sited to ensure a clear dependency is retained between the annexe and the main building at all times.

**29/24P**

**S106:**

**1) to receive an oral update from the Clerk and from Ashford Borough Council on current S106 recorded for Kennington.**

**2) to discuss and agree application for s106 on any current or future developments**

**Action: Agreed** Clerk to confirm the number of occupancy of a development of school places as reported by David Adams and compare to new figures received by Cllr Morley and consult together whether these are the same.

**30/24P**

**Items for inclusion on the next agenda.**

**Action: Agreed** items to be on future meetings as updates received, 1) ABC's Local Development Scheme - Call of Sites) Considerate Contractors Scheme 3) Neighbourhood Plan 4) Street Naming 5) Pedestrian surveys 6) Health and Wellbeing motions when progressed further.

**Action: Agreed** Clerk to chase ABC re the Call for Sites scheme.

**31/24P**

**Date of next meeting.**

**Agreed:** The date of the next meeting is Thursday 28<sup>th</sup> March at 6.30pm.

**32/24P**

**Close of meeting.**

The meeting closed at 19:45.

Signed: 

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