

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 April 2024



**A meeting of the Planning committee,  
on Thursday, 30 May 2024 starting at 6.30pm,  
being held at the United Church, Faversham Road.**

- 65/24P** To note those present, to receive and consider for approval, apologies for absence and reasons given.  
**Present:** Cllr Alan Cooper, Cllr Brian Varney and Cllr Seaton and Cllr Morley substitute for Cllr Charles Elis.  
**Apologies:** Work - Cllr Charles Ellis and Cllr Chacko Jacob  
**Also Present:** The Clerk and 1 member of the public  
**Resolved: Agreed** - By all present for Councillor Chris Morley to Chair the meeting.
- 66/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.  
None were declared.
- 67/24P** **Public Open Session**  
**Resolved: Agreed** that at the invitation of the Chair that public can speak on agenda item as the item is discussed.
- 68/24P** To elect a Committee member to the vacant position of Chair for this committee until 2025 Annual Council Meeting.  
**Nominations:** self-proposed, Cllr Charles Ellis and seconded by all present.  
**Vote:** Unanimously in favour of Cllr Charles Ellis being elected as Chair of the Planning Committee.  
**Resolved: Agreed** Cllr Charles Ellis elected to the position of Chair of the Planning committee and until the first meeting following the 2025 annual Council meeting.
- 69/24P** To elect a Committee member to the vacant position of Vice Chair for this committee until 2025 Annual Council Meeting.  
**Nominations:** self-proposed, Cllr Brian Varney and seconded by all present.  
**Vote:** Unanimously in favour of Cllr Brian Varney being elected as Vice Chair of the Planning Committee.  
**Resolved: Agreed** Cllr Brian Varney to the position of Chair of the Planning committee and until the first meeting following the 2025 annual Council meeting.
- 70/24P** To agree a Committee member to the Communication and Events Working Group until 2025 Annual Council Meeting.  
**Resolved: Agreed** to defer to next suitable meeting.
- 71/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 29 April 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.
- 72/24P** 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:** Fencing which is surrounding deep water is broken and no deep water signs  
**Action: Agreed** Clerk will investigate with developers, ask for deep water signage
- 73/24P** Aldi Development (22/01067/AS): to note any updates and discuss, agree any further next steps/actions.  
**Noted:** Traffic survey has been carried out at the pedestrian crossing by Aldi, currently

Signed:

Page 1 of 5

Dated:

25/06/24

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 April 2024



awaiting data and subsequent decision follow analysis of date

**Action: Agreed** to keep under review and look out for decision re the condition placed on the planning application.

*Cllr Seaton left at 18.50*

**74/24P Conningbrook Lakes Phase 2 (S19, 22/00131/AS) Development: to note any updates and discuss, agree any further next steps/actions.**

**Action: Agreed** speech needs to be ready for when planning application reaches ABC planning meeting.

**75/24P 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**

**Action: Agreed** Clerk to ask Ashford Borough Council Planning officer that all applications are considered together to enable the overall impact to be assessed.

**76/24P Trinity Lakes (S20, 21/02146/AS 21/02146/AS) Development: to note any update and discuss, agree any next steps/actions.**

**Action: Agreed** Clerk to find decision notice on Chilmington Green to be looked at under this item at next suitable meeting.

**77/24P East Mountain Lane Farm: to note any update and discuss, agree any next steps/actions.**

**Action: Agreed** that this could be moved under Ashford Local Plan

**78/24P Planning applications –**

a) **to note notified decisions made by ABC**

Signed: 

Page 2 of 5

Dated: 25/06/24

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 April 2024



## Approve / Approve with Conditions:

OTH/2024/0834 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww00000003PRAK">https://ashfordboroughcouncil.my.site.com/pr/a0hTww00000003PRAK</a>	Unit 7a, Rutherford Road, Eureka Leisure Park	<b>APPROVE:</b> Non-material amendment to planning permission PA/2023/0669 for proposed electric vehicle charging hub and associated works to allow changes to location of substation, meter housing, LV cab
PA/2024/0662 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000662">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000662</a>	15, Larch Walk	<b>APPROVE WITH CONDITIONS:</b> Single storey front extension
PA/2024/0665 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000665">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000665</a>	Twin Oaks Bockhanger Lane	<b>APPROVE WITH CONDITIONS:</b> Proposed first floor rear extension
OTH/2024/0784 Planning Application <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000784">OTH/2024/0784</a> <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000784">.site.com</a>	Land between railway line and Willesborough Rd	<b>APPROVE:</b> 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))
PA/2024/0673 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000673">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000673</a>	McDonalds, Rutherford Road	<b>APPROVE WITH CONDITIONS:</b> Installation of HVAC equipment to the rear of the restaurant with associated fence screening.
PA/2024/0733 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000733">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000733</a>	191 Bybrook Road	<b>APPROVE WITH CONDITIONS:</b> Proposed vehicle crossover and associated hardstanding
PA/2024/0779 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000779">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000779</a>	64, Lower Vicarage Road	<b>APPROVE WITH CONDITIONS:</b> Single storey side return extension to rear of property.
OTH/2023/1322 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000001322">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000001322</a>	Land between railway line and Willesborough Road	<b>APPROVE:</b> Details submitted pursuant to conditions 24 (materials), 32 (crime prevention), 38 (fine details) (relating specifically to points (i) (iii) (iv) (v) (vi) and (vii)) & 39 (refuse)
OTH/2024/0204 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000204">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000204</a>	Land between railway line and Willesborough Rd	<b>APPROVE:</b> Details submitted pursuant to condition 6 (Acoustic design measures) of planning permission 19/00025/AS (excluding Local centre)
PA/2024/0532 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000532">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000532</a>	16 Bybrook Road	<b>APPROVE WITH CONDITIONS:</b> 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.
PA/2024/0596 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000596">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000596</a>	19 Hillcrest Close	<b>APPROVE WITH CONDITIONS:</b> Variation of condition 6 (maximum number of cats) of planning permission PA/2023/2356 to increase the number from 12 to 24

## REFUSE:

PA/2024/0483 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000483">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000483</a>	Garden Cottage 25 The Street	<b>REFUSE:</b> 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 remodeling
PA/2024/0460 <a href="https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000460">https://ashfordboroughcouncil.my.site.com/pr/a0hTww0000000460</a>	123 Grosvenor Road	<b>REFUSE:</b> Proposed first floor and ground floor rear extension

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

**NOT/2024/0897 147 Faversham Road** - T1 Silver Birch – Remove tree stump and roots – Causes bad allergies (including hayfever) to the residents and it takes up quite a large area of our garden where we wish to lay grass.

**Noted: Agreed** no comments or objections to be made.

**OTH/2024/0902 Former Houchin Playing Fields** - Details submitted pursuant to conditions 9 (Surface Water), 11 (Foul Drainage) & 32 (Levels) of planning permission 22/01067/AS

**Noted: Agreed** no comments or objections to be made.

**PA/2024/0868 168 Faversham Road** - Conversion of existing integral garage, create a new front-facing bay window and modify the current bay window.

Signed:

Page 3 of 5

Dated:

25/06/24

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 April 2024



**Noted: Agreed** no comments or objections to be made.

**PA/2024/0915 Walnut Lodge, Ball Lane** - Variation to condition 2 of planning permission PA/2022/2028 (Approved plans) (Proposed single-story rear extension, loft conversion with inset balconies to the rear and east elevations, and elevational alterations to the existing pool room), to allow amendments to fenestration, materials, and terrace including enlarging the balcony and railings to the first floor North elevation

**Noted: Agreed** no comments or objections to be made.

**OTH/2024/0943 Land between railway line and, Willesborough Road** - Details submitted pursuant to conditions 16 (footpath) 28 (remediation strategy) & 41 (LEMP) for planning permission 19/00025/AS

**Noted: Agreed** no comments or objections to be made.

**PA/2024/0907 14, Hillcrest Close - Proposed first floor front extension**

**Noted: Agreed** no comments or objections to be made.

**PA/2024/0912 The Holiday Inn, Canterbury Road** - Listed Building Consent for internal works to existing bar and dining area, toilet refurbishment and relocation of existing bar server including removal of internal walls, removal and replacement of

**Noted: Agreed** no comments or objections to be made.

**NOT/2024/0871 9 Grosvenor Road** - Prior Notification received on 07.05.2024 and expiring on 18.06.2024 for a single storey rear extension with a depth of 4m, eaves height of 2.95m and overall height of 3.60m

**Noted: Agreed** no comments or objections to be made.

**OTH/2024/0774 Kennington House, 9 The Street** - T.38 – Sycamore – Re-pollard back to previous points. T.77 – Lime – Re-pollard to previous points. T.76 – Ash – Re-pollard to previous points

**Noted: Agreed** no comments or objections to be made.

**PA/2024/0801 Land between railway line and Willesborough Road**- Details submitted pursuant to condition 3 (Highway Mitigation) of planning permission 19/00025/AS

**Noted: Agreed** no comments or objections to be made.

79/24P

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

**Noted:** Clerk meeting with the St Marys Church to discuss needs and approach re requesting s106 monies from the Borough Council, currently looking at who owns which parts and an understanding from the church what the end result is envisaged.

80/24P

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

**Action: Agreed** Clerk to find out the plan for the Country Park

81/24P

**Items for inclusion on the next agenda**

**Noted:** the list did not run in numerical order on the agenda

**Noted:** Current list 1) Considerate Contractors Scheme 2) Neighbourhood Plan 3) Street Naming 4) Pedestrian surveys 5) Health and Wellbeing 6) Kingsland Green 7) 25 degree rule 8) Sluice Gates at Conningbrook, motions and will be added to agenda as and when progress further or further information received.

Signed:

Page 4 of 5

Dated:

25/06/24

# KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 02 April 2024



- 82/24P**      **Date of next meeting.**  
**Agreed:** the next meeting will be w/c 24/06 subject to Cllr Ellis availability and trying to avoid Thursday for Cllr Seaton.
- 83/24P**      **Close of meeting.**  
The meeting closed at 20:30.

Signed: 

Page 5 of 5

Dated: 25/06/24