

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 19 January 2024



**A meeting of the Planning committee, was held on
Thursday, 25 January 2024 starting at 6.30pm,
being held at the United Church, Faversham Road.**

- 1/24P** 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 Shafi Khan and Cllr Brian Varney
Also Present: 2 members of the public, the Clerk and Cllr Chris Morley
Apologies: Cllr Jac Wood (Work), Cllr John Seaton and Cllr Chacko Jacob (Personal)
Apologies also received from Cllr Trish Cornish (Personal)
- 2/24P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None declared
- 3/24P** Public Open Session
Agreed: By all present that any public could speak on or at the agenda item being discussed
- 4/24P** To consider and adopt the Minutes of the Planning Committee Meeting held on 30 November 2023
Resolved: The minutes of the meeting held on as circulated were agreed and adopted as a true record with the amendment of Councillor Spelling
Action: Agreed Clerk to bring minutes to next meeting to be signed and dated before being published.
- 5/24P** Conningbrook Park Development: to note any update and discuss, agree any next steps/action.
Action: Agreed Clerk to organise the site visit as soon as is possible (potentially be after next Council meeting update which is due in April).
- 6/24P** Aldi Development: to note any update and discuss, agree any further next steps/actions.
Action: Agreed 22/01067/AS to ask Ashford Borough Council for a three minutes slot to speak
- 7/24P** 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.
Noted: No further update at this time
- 8/24P** Orchard Farm Development: to note any update and discuss, agree any next steps/actions. PA/2023/1155
Action: Agreed Clerk to speak with Kent County Council, Emily Hook re comments made.
Action: Agreed Clerk to raise the concern re the number increase from 100 to 122. And should not be agreed until meets Police Safety and parking concerns
Action: Agreed to look out for documentation and potential re the 30mph being extended and positioned slightly better to aid the reduction in speed earlier.
- 9/24P** Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.
Noted: No further update at this time

Signed: 

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10/24P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.

Noted: No further update at this time

11/24P Planning applications –

a) To note notified decisions made by ABC

PA/2023/1930	34, Park Road	Lawful Development Certificate: Proposed Hip To Gable Roof Conversion with rear dormer and roof lights to front elevation; extension to flue
PA/2023/2219	55, The Street	Lawful Development Certificate: Proposed – Insertion of a new window to the front elevation
PA/2023/2402	Mayflower Cottage, Ball Lane	Lawful Development Certificate: Proposed – Replacement of wooden doors and windows to UPVC replicating the original windows

OTH/2023/0932	Barn Rear Of 88The Street	APPROVED: Details submitted pursuant to conditions 3 (Biodiversity), 7 (Bicycle storage facilities) 8 (Refuse storage & Collection facilities), 9 (Soft Landscape), and 10 (External lighting) of planning permission 2
OTH/2023/1921	Land between railway line and, Willesborough Road	APPROVED: Details submitted pursuant to condition 24 (Materials) of planning permission 19/00025/AS in relation to Plot 1 only
OTH/2023/1926	Bybrook Barn Harvester, Canterbury Road	APPROVED: T-1 Single Chestnut tree, cut back by 1.5m to keep clear of the roof. Group 1 - Lift trees along the pathway marked to 3m in height from ground level and cut back to the fence line to keep the pathway clear.
OTH/2023/2077	5 Rookery Close	APPROVED: T1 – Field Maple – Partial Crown reduction to lateral branches facing 128 Lower Vicarage Road from 6 metres to 4.5 metres, back to good growth points. Overextended limbs
OTH/2023/2116	21, Northumberland Avenue	APPROVED: Non-material amendment to planning permission PA/2022/2481 for Proposed removal of the garage and single-storey rear and side extension to allow changes to render of external wall

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OTH/2023/2129	Land between railway line and, Willesborough Road,	APPROVED: Details submitted pursuant to condition 34 (Dust Management Plan) of planning permission 19/00025/AS
OTH/2023/2287	Grosvenor Hall, Cemetery Lane	APPROVED: Fallen Tree, removal. 5 Day Notification
NOT/2023/1953	Byways, Ball Lane, Kennington	No Objection: T1 Cherry Tree- Crown reduction by 2 meters – from 6 metres to 4 metres
NOT/2023/2002	Glovers, Ball Lane	No Objection: Tree A- Mature Sycamore- reduction of 2 main limbs overhanging the garage block Tree B -Mature sycamore- removal of 2 lower limbs overhanging the driveway/grass verge Tree C- Pine tree- removal of lower limb
NOT/2023/2031	6 Tabret Close	Prior Approval was given: Prior Notification received on 1.11.23 and expiring on 20.12.2023 for a single storey rear extension with a depth of 4.50m, eaves height of 2.25m and overall height of 2.50m
NOT/2023/2171	90, The Street	No Objection: T1 – Walnut tree – Reduce height by 1.5m leaving it at around 8.5m lightly pruning lateral branches to tidy. Not reducing overall spread. T2 – Holly within the hedge row. Reduce this by 2m
22/00122/TP	120 Lower Vicarage Road	Consent Granted: Description: T1 – Yew – reduction in radial spread of shoots from 3.5m back to 2.5m, where previous crown reduction was. Removal of epicormic growth. Trim lower branches to raise overhang to 2.4 met
PA/2023/0590	27, Crofton Close	REFUSED: Change of use of the dwelling from C3 (residential) to C2 (residential children's care home) (Resubmission of PA/2022/2700)
PA/2023/1966	1 East Mountain Cottage, East Mountain Lane	REFUSED: Construction of second storey rear side extension
PA/2023/1721	Little Goat Lees Bungalow, Ulley Road	Refused: Replacement dwelling following demolition of existing dwelling.

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PA/2023/1430	Land between railway line and Willesborough Road	APPROVED: The temporary erection of a sales pod and associated parking
PA/2023/1566	225 Dental Surgery, Faversham Road	APPROVED: Change of use of one dental surgery into barbers
PA/2023/1893	Anver, Ulley Road	APPROVED: Single storey side extension and relocation of entrance, conversion of garage. Extension of first floor including widening of dormer window and alteration to roof shape, changes to fenestration.
PA/2023/2095	49 Grasmere Road	APPROVED: Single storey rear extension
PA/2023/2194	1, Alec Pemble Close	APPROVED: Proposed conversion of garage.
PA/2023/2247	8 Grosvenor Road	APPROVED: Second storey side extension

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

OTH/2023/1940 Land between railway line and, Willesborough Rd, Kennington
Details submitted pursuant to condition 27 (Highway details) of planning permission 19/00025/AS
Noted: As seen at January Council

OTH/2023/2322 Land between railway line and, Willesborough Road
Details pursuant to Condition 5 (BREEAM) of planning permission 19/00025/AS
Noted: As seen at January Council

PA/2023/1856 Walnut Lodge, Ball Lane Installation of 36 ground mounted solar panels
Noted: As seen at January Council

PA/2023/2260 82 Bybrook Road Change of use of amenity land to garden, two-storey side extension, and relocation of the side timber fence.
Agreed: Clerk to write to Ashford Borough Council to chase concerns re this application

PA/2023/2292 Salterton, Church Road Detached double garage.
Noted: As seen at January Council

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PA/2023/2310 Millers Ley, Ulley Road Conversion of part of the detached garage to create ancillary accommodation, and extension to the rear of the garage to provide garden room/office.

Noted: As seen at January Council

PA/2023/2356 19, Hillcrest Close Change of use of partial garage and rear garden to create admin office and cattery including 1.9m garden boundary fence.

Agreed: Clerk to chase as comments cannot be seen and concerns re parking within the cul de sac.

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 additional roof light into the rear garden facing east elevation.

Agreed: No comments.

- 12/24P S106: to receive an oral update from the Clerk and from Ashford Borough Council on current S106 recorded for Kennington.**
Noted: No further update at this time
- 13/24P Call for Sites: to note response from Ashford Borough council's 'Call for Sites' and statutory review of its Local Plan to 2041.**
Noted: No further update at this time
- 14/24P Neighbourhood Plan: to discuss and agree any next step actions**
Action: Agreed Clerk to find any Parishes that have recently gone through or going through now the process and can advise us on their experiences.
- 15/24P Items for inclusion on the next agenda**
ABC's Local Development Scheme 2) Considerate Contractors Scheme 3) Neighbourhood Plan 4) Street Naming 5) Pedestrian surveys 6) Health and Wellbeing motions when progressed further.
Action: Agreed items to be on future meetings as updates received.
- 16/24P Date of next meeting.**
The next meeting is 29th February at 6.30pm.
- 17/24P Close of meeting.**
The meeting closed at 20:25.

Signed: 

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