



Kennington Parish Council
Oxfordshire
Minutes of the Planning Committee held on
8 January 2019 at 7:30 pm in the Village Centre

Present: Cllr. Charlett Cllr. Feather Cllr. Gelder Cllr. Ms Jempson Cllr. Patterson

In attendance: 2 members of the public and Rachel Brown (Clerk)

1. APOLOGIES – Cllr. Smith

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS - None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting on 4 December 2018 were signed as a true record.

4. PLANNING APPLICATION

The following applications were considered:

4.1 Reference No. P18/V2976/HH

Address: 27 Cranbrook Drive, Kennington

Proposed: Extension to the side elevation (north) on two storeys, single storey extension to the rear. Remove existing garage, which has suffered from subsidence in the past.

Applicant: Mr Andrew Hudson

No objections proposed by Cllr. Patterson seconded by Cllr. Charlett and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application, but would ask that the Planning Team take the comments from the neighbours into account - in particular, the concerns from the residents of 29 Cranbrook Drive, due to the history of subsidence in the area.

The members of the public left the meeting room.

4.2 Reference No. P18/V2876/HH

Address: 43 Sandford Lane, Kennington

Proposed: Increasing the height of an existing 1800mm fence.

Applicant: Mr Stretch

No objections proposed by Cllr. Patterson seconded by Cllr. Charlett and agreed unanimously.

The following comments were sent to the District Council:

No comments

4.3 Reference No. P18/V3013/FUL

Address: 2 Kennington Road, Kennington

Proposed: Demolition of existing 3 bed bungalow and construction of new 4 bed 2 storey dwelling. Existing vehicular access from Kennington Road improved.

Applicant: Mr & Mrs Cooper

No objections proposed by Cllr. Charlett seconded by Cllr. Patterson and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application, but would ask if the vision

line from the junction of Upper Road could be improved – a radius hedge would improve the view from Upper Road onto the mini roundabout.

4.4 Reference No. P18/V2955/HH

Address: 90 The Avenue, Kennington

Proposed: Demolish existing attached garage and conservatory. Construct two storey extensions at side and rear, construct single storey extension at rear of kitchen and construct mono pitched roof at front to replace existing flat roof.

Applicant: Arj Arul

It was noted that the applicant is a relative of a council member, although not on this committee.

No objections proposed by Cllr. Charlett seconded by Cllr. Patterson and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application, but queries whether, in this instance, it is acceptable to build two storeys on the boundary, or if this would be creating a terracing effect.

4.5 Reference No. P18/V3045/HH

Address: 210 Upper Road, Kennington

Proposed: Loft conversion and roof replacement

Applicant: Ms Kalpna Patel

No objections proposed by Cllr. Charlett seconded by Cllr. Patterson and agreed unanimously.

The following comments were sent to the District Council:

No comments

5. JOINT STATUTORY SPATIAL PLAN (JSSP), OXFORDSHIRE PLAN 2050, STATEMENT OF COMMUNITY INVOLVEMENT

The following response was submitted to the consultation:

Kennington Parish Council is content with the statement of community involvement.

6. PLANNING APPLICATIONS GRANTED

To note the following applications which have been granted:

6.1 Reference No. P18/V2636/HH

Address: 201 Poplar Grove, Kennington

Proposed: 2 storey rear extension for new open planned kitchen, lounge and dining area, new utility room, with an additional bedroom to the loft space, creating a 4 bed roomed dwelling (as amended by revised plans received 20 November 2018).

6.2 Reference No. P18/V2229/FUL

Address: Chandlings Manor School, Bagley Wood, Kennington

Proposed: Synthetic pitch with perimeter fence, goal storage, spectator area, link path and hardstanding area

7. CLERK'S REPORT

7.1 To note the following planning application which is currently being processed:

Reference No. P18/V3102/CM

Address: North of the A420 Botley Road to south of the A423 ring road

Proposed: A flood alleviation scheme to reduce flood risk in Oxford (Further Environmental Information and Amendments to Planning Application P18/V1179/CM)

Applicant: Oxfordshire County Council

7.2 Cllr. Feather has received the following response from the Planning Enforcement Team regarding the outbuilding at 60 The Avenue:

"I have recently been assigned the investigation into the outbuilding at the above address. I visited the property on Friday 03 January 2019 and met the owner on site. I understand the intension is to temporarily live in the outbuilding whilst the renovation works are been done on the main house. Whilst the relocation of the main dwelling area from the house to the outbuilding during the renovations may not be a breach of planning control, there would be not material change of use of the land if only one residential dwelling, the size of the outbuilding, in particular its height, is a breach as it exceeds permitted development. The agent is in discussions with the owners with a view to submit an application for the retention of the outbuilding. The use can then be conditioned to ensure its use reverts to an ancillary one once the renovations are complete. I have allowed the standard 28 days for an application to be received."

Cllr. Feather will respond on behalf of the Planning Committee.

Next planned meeting on Tuesday 29 January 2019 at 7:30pm

Meeting closed at 8:12 pm

Signed **Dated**