



**Kennington Parish Council
Oxfordshire**

**Minutes of the Planning Committee held on
17 September 2019 at 7:30 pm in the Village Centre**

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

In attendance: Rachel Brown (Clerk)

1. APOLOGIES – Cllr. Smith and Cllr. Mrs. New

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting on 27 August 2019 were signed as a true record.

4. PLANNING APPLICATION

The following applications were considered:

4.1 Reference No. P19/V1945/FUL

Address: Land south of Kennington, East of Kennington Road, Radley

Proposed: Variation of condition 1 (approved plans) of planning permission P17/V2961/FUL - Hybrid application consisting of (a) Full planning application for the erection of 283 dwellings with two vehicular access points onto Kennington Road, play area, public open space, attenuation basins and associated infrastructure and (b) Outline planning permission for a 0.18ha site for community use (Class D1) building (as amended and amplified by drawings and information received 14 March, 17 May and 10 July 2018).

Applicant: Mr Andrew de Souza

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 objection to these amendments, but is concerned that nearly half of the affordable housing will be built in phase four (the last phase), and queried whether this is acceptable.

4.2 Reference No. P19/V2141/HH

Address: 26 The Avenue, Kennington

Proposed: Rear single storey side extension. Conversion of existing hip end roof to gable. Re-position window opening serving first floor bathroom to rear elevation. Construct first floor balcony over rear section of side extension. Extend pitch of existing porch to suit set-back of new extension.

Applicant: Mr & Mrs A Mills

No objections proposed by Cllr. Patterson, seconded by Cllr. Gelder and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council was concerned that the balcony would overlook the amenity area of the flats at 28 The Avenue. The council has no objection to this application, provided that a 1.8m vanity panel is installed on the balcony, rather than railings, to avoid overlooking.

5. PLANNING APPLICATION AMENDMENTS

5.1 Reference No. P18/V2064/HH

Address: 26 Upper Road, Kennington

Proposed: Roof extension and a part single/part two storey rear and side extension following demolition of existing garage structure. New external wall insulation and replacement external windows and doors throughout (amended drawings received 20th August 2019 and 2nd September 2019)

Applicant: Mr Jason Amy

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

The following comments were sent to the District Council:

No comments

5.2 Reference No. P18/V2482/O

Address: Westwood Country Hotel, Hinksey Hill, Oxford

Proposed: Application for outline planning permission for the redevelopment of the existing hotel site to provide a 45 bed care home (Class C2) and associated facilities including details of access, appearance, layout and scale (Landscaping reserved). (Amended plans indicating amended ground floor plan, clarification on parking and further green belt information received 14 March 2019. Amendments received 28 August reducing the scheme to a 45 bed care home.

Applicant: Mr Anthony Healy

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

The following comments were sent to the District Council:

Kennington Parish Council maintains its view that there are no special circumstances to override the existing green belt policy, however the council has no objections provided that the appropriate green belt policies are adhered to.

6. PLANNING APPLICATIONS GRANTED

The committee noted that the following planning applications had been granted:

6.1 Reference No. P19/V1503/HH

Address: 207 Poplar Grove, Kennington

Proposed: Garden building for use as living accommodation

6.2 Reference No. P19/V1668/LDP

Address: 75 Bagley Close, Kennington

Proposed: Loft conversion with side hip to gable, rear dormer extension and rooflight to front elevation.

7. WITHDRAWN REQUESTS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

It was noted that the following request for a certificate of lawful development has been withdrawn:

7.1 Reference No. P19/V1633/LDP

Address: 95 Kennington Road, Kennington

Proposed: 3m permitted development rear extension; relocated side ground floor window position

8. RENAMING OF PROPERTIES

It was noted that the following properties have been renamed:

8.1 Demolition of property known as **115 Kennington Road** and erection of 7 flats to be known as: **Flats 1 to 7 Bartlett House, 115 Kennington Road**, Kennington.

8.2 Extension and conversion of existing property known as **48 Meadow View Road**, to create 2

new flats to be known as: **48A and 48B Meadow View Road.**

9. CLERK'S REPORT

None

Cllr. Feather reported that work is ongoing on the bungalow next to the school, and it was a condition of development that access onto Kennington Road should be blocked off, however there is still a drop kerb, which appears to be in use.

Next planned meeting on Tuesday 8 October 2019 at 7:30pm

Meeting closed at 8:10 pm

Signed **Dated**