



**Kennington Parish Council
Oxfordshire**

**Minutes of the online Planning Committee meeting
held on 4 August 2020 at 7:30 pm**

Present: Cllr. Feather Cllr. Ms. Jempson Cllr. Gelder Cllr. Mrs. New Cllr. Patterson Cllr. Powles

In attendance: Rachel Brown (Clerk)

1. APOLOGIES –Cllr. Charlett and Cllr. Smith

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS – None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting on 14 July 2020 were agreed as a true record, and will be signed at the next available opportunity.

4. PLANNING APPLICATIONS

The following applications were considered:

4.1 Reference No. P20/V1506/HH

Address: 70 The Avenue, Kennington

Proposed: Convert existing garage into a 2 bed-roomed annex with open plan lounge/dining/sitting room.

Applicant: Mrs Kate Saint

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 requests a condition that this building is ancillary accommodation and not to be used as a separate dwelling. The parish council also asks that the applicant requests permission from Oxfordshire County Council to install a drop kerb to access parking spots 3 and 4.

The Planning Committee noted that the plans for the side elevation appear to be incorrect, as the Velux window W4 is shown as being at the eaves level, but this should be at the ridge level.

It was also noted that the maximum height available for the upper floor is 2080mm, which is not considered adequate headspace and does not meet the expected standards for roof height in first floor accommodation.

4.2 Reference No. P20/V1639/HH

Address: 23 Rowles Close, Kennington

Proposed: Erection of an attached garage

Applicant: Mr & Mrs S Bell

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

The following comments were sent to the District Council:

Kennington Parish Council has noted that the proposed garage does not meet dimensional standards and supports the County Highways Officer's comment that the applicant needs to apply to Oxfordshire County Council for a drop kerb to be installed.

4.3 Reference No. P20/V1654/DIS

Address: Land adjacent to Eastern By-pass Road, Oxford

Proposed: Discharge of conditions 4 - Construction Traffic Management and 5 - Biodiversity

Mitigation and Enhancement Strategy on application ref. P20/V0414/FUL Installation of a 33 kV underground electricity cable

Applicant: Pivot Power

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

The following comments were sent to the District Council:

No comments

4.4 Reference No. P20/V1605/HH

Address: 17 Otters Reach, Kennington

Proposed: Erection of single storey rear extension

Applicant: Samantha Godfrey

No objections proposed by Cllr. Patterson seconded by Cllr. Mrs. New and agreed unanimously.

The following comments were sent to the District Council:

No comments

5. PLANNING APPLICATION AMENDMENTS

The committee considered the following planning application amendments:

5.1 Reference No. P20/V1113/HH

Address: 92 Kennington Road, Kennington

Proposed: Double storey extension to side and rear, reducing to single storey. (amended drawing 1132-3E received 13 July 2020)

Applicant: Mr & Mrs Ireson

No objections proposed by Cllr. Patterson seconded by Cllr. Mrs New and agreed unanimously.

The following comments were sent to the District Council:

No comments

5.2 Reference No. P20/V1122/HH

Address: 8 Manor Grove, Kennington

Proposed: Front and rear extensions and a loft conversion (As amended by updated Location and Block Plan received 9 July 2020).

Applicant: Matt & Lucy Wicks

No objections proposed by Cllr. Patterson seconded by Cllr. Mrs New and agreed unanimously.

The following comments were sent to the District Council:

No comments

5.3 Reference No. P20/V1457/HH

Address: 31 Bagley Close, Kennington

Proposed: Replace flat roof with lean to type to existing single storey rear extension. Two storey side extension protruding rear elevation. (Addition parking details as shown on drawing 1010B).

Applicant: Mr & Mrs Francis

No objections proposed by Cllr. Patterson seconded by Cllr. Mrs New and agreed unanimously.

The following comments were sent to the District Council:

No comments

6. CERTIFICATES OF LAWFUL DEVELOPMENT

The committee noted that the following requests for a certificate of lawful development are being processed:

6.1 Reference No. P20/V1499/LDP

Address: 6 Kennington Road, Kennington

Proposed: Certificate of Lawful Development for a proposed single storey rear extension

6.2 Reference No. P20/V1523/LDP

Address: 95 Kennington Road, Kennington

Proposed: Loft Conversion

7. PERMITTED DEVELOPMENT

The committee noted that the following request for permitted development is being processed:

7.1 Reference No. P20/V1722/PDH

Address: 3 Sandford Lane, Kennington

Proposed: Single storey extension to the rear of the existing building. Depth: 8.0m Height:

3.95m Height to eaves: 2.95m

It was resolved that the Planning Committee would write to the Planning Officer to advise that there is not enough detail on the application to consider it or make any comments. This was proposed by Cllr. Patterson, seconded by Cllr. Ms. Jempson and agreed unanimously.

ACTION FOR CLERK – Write to Planning Officer to advise that there is not enough detail on the application to consider it or make any comments.

8. PLANNING APPLICATIONS GRANTED

The committee noted that the following planning applications have been approved:

8.1 Reference No. P20/V1009/HH

Address: 11 Manor Grove, Kennington

Proposed: Single storey rear and side extension clad in timber. Existing rear shed to be demolished (additional and amended plans submitted on the 08th and 17th July 2020 respectively).

8.2 Reference No. P20/V1195/HH

Address: 198 Poplar Grove, Kennington

Proposed: Loft Conversion with two new dormer windows and 2 roof lights. New entrance porch roof

8.3 Reference No. P20/V0843/HH

Address: 22 Upper Road, Kennington

Proposed: Single storey rear extension

9. CLERK'S REPORT

9.1 The clerk raised the query about the horse chestnut trees at 2A Upper Road with the Planning Enforcement Team, as these trees were subject to a Tree Preservation Order. Permission has been granted for the trees to be felled and a new tree planted in its place within the next eighteen months. It was queried why the parish council do not get consulted about work being undertaken to trees with Tree Preservation Orders, as it was in the past.

ACTION FOR CLERK – Ask Cllr. Johnston, Chairman of Planning Committee at Vale of White Horse District Council, why parish councils are not consulted about work to trees with TPOs.

9.2 The clerk has been thinking ahead to how Planning Committee meetings will run when face-to-face meetings are able to resume, as paper copies of plans will no longer be provided by the district council. The Planning Department has advised that paper copies can be requested from the developer, and they are unaware of any grants towards equipment so

that the parish council could display these electronically (e.g. projector and screen).

9.3 A resident has contacted the clerk in relation to an extension being carried out at 128 Kennington Road (Mon Choisy) as there is no record of this on the district council Planning Portal.

It was agreed that the Planning Committee would raise this with the Planning Enforcement Team, as the Planning Department should be made aware of building work, even if it is considered permitted development.

ACTION FOR CLERK – Inform Planning Enforcement Team that there appears to be an extension being built at 128 Kennington Road.

Next planned meeting on Tuesday 25 August 2020 at 7:30pm

Meeting closed at 7:56 pm

Signed **Dated**