



**Kennington Parish Council
Oxfordshire**

**Minutes of the online Planning Committee meeting
held on 5 January 2021 at 7:30 pm**

Present: Cllr. Feather Cllr. Charlett Cllr. Gelder Cllr. Ms. Jempson Cllr. Mrs. New
Cllr. Patterson Cllr. Smith

In attendance: Rachel Brown (Clerk)

1. APOLOGIES – None

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS – None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting on 8 December 2020 were agreed as a true record and will be signed at the next available opportunity.

4. PLANNING APPLICATIONS

The following application was considered:

4.1 Reference No. P20/V3167/HH

Address: 58 Bagley Close, Kennington

Proposed: A loft conversion with the building-up of the original side gable wall, a flat roof dormer extension to rear and the insertion of 3No. new rooflights to front roof slope. The demolition of the existing conservatory and replacement with a new single storey extension on a similar footprint with a lean-to pitched roof. Alterations to window on the ground floor side and rear elevations.

Applicant: Jon and Kirstin Ashton

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

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application, but it was noted that there was no parking plan as part of the application, although there is a proposed increase in the number of bedrooms. It is requested that the applicant demonstrates that there will be sufficient car parking provision for the larger number of bedrooms.

4.2 Reference No. P20/V3163/HH

Address: 30 St Swithun's Road, Kennington

Proposed: First floor side extension and part rear extension with roof patio.

Applicant: Muhammad Razaqat

Objections proposed by Cllr. Patterson seconded by Cllr. Charlett and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council objects to this application as it would be harmful to the neighbour's privacy. The patio at first floor level is unacceptable as it would overlook their neighbour's entire rear garden, resulting in a loss of privacy and contravention of design guide principle DG104.

ACTION FOR CLERK – Contact District Councillors forwarding a copy of the Council's comments regarding this application and asking them to support the Council and take this to Committee if the Vale Planning Department is inclined to approve this.

4.3 Reference No. P20/V3280/HH

Address: 21 Upper Road, Kennington

Proposed: Single storey rear extension to replace a series of extensions and conservatory

Applicant: Gavin Jones

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

The following comments were sent to the District Council:

No comments

5. PLANNING APPLICATION AMENDMENTS

The committee noted the following planning application amendments:

5.1 Reference No. P20/V2669/FUL

Address: Fourwinds, 26 Bagley Wood Road, Kennington

Proposed: Proposed erection of a new detached dwelling with associated parking and amenity space within curtilage of existing house served by a vehicular/pedestrian access. External alterations to existing dwelling house 26 Bagley Wood Road. Contaminated Land Questionnaire received 10 December 2020

Applicant: Mr J Lynch

The following comments were sent to the District Council:

Kennington Parish Council reiterates its original objection, as this application still violates core policy 37. The grounds for the parish council's objection have not yet been addressed.

ACTION FOR CLERK – Contact District Councillors forwarding a copy of the Council's comments regarding this application and asking them to support the Council and take this to Committee if the Vale Planning Department is inclined to approve this.

5.2 Reference No. P20/V0661/DIS

Address: 9 Edward Road, Kennington

Proposed: Discharge of conditions 3 - surface water drainage and 4 - foul water drainage on application ref. P19/V0178/FUL. (amended drainage information received 18 December 2020). (Proposed single storey dwelling at the rear of ex. dwelling and associated access and car parking).

Applicant: Pauline Dobbs

5.3 Reference No. P20/V1908/FUL

Address: Kennington Sports Pavilion, Playfield Rd, Kennington

Proposed: New sports and social pavilion with associated facilities - replacing existing pavilion (including bin store adjacent to the Pavilion and sports storage/ground maintenance units to north-west corner of overall site). (Revised drawings rec 17 December 2020 and Arboricultural Report received 21 December 2020).

Applicant: Ms Rachel Brown (for Kennington Parish Council)

6. PLANNING APPLICATIONS GRANTED

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

6.1 Reference No. P20/V2486/HH

Address: 153 Upper Road, Kennington

Proposed: Proposed two storey rear and first floor extensions. (Tree report received 16 November 2020) (Amended plans received 25 November 2020- Reducing height and size of two storey extension)

6.2 Reference No. P20/V2096/HH

Address: 43 Sandford Lane, Kennington

Proposed: To supply & fit 3 metre high fencing & gates to the full perimeter of the property (as amended by drawings received 27 November 2020)

6.3 Reference No. P20/V2788/HH

Address: 81 Upper Road, Kennington

Proposed: Part single, part two storey rear extension

6.4 Reference No. P20/V2871/HH

Address: Bagley Hollow, The Avenue, Kennington

Proposed: Single-storey extension to rear of dwelling

6.5 Reference No. P20/V2863/HH

Address: 21 Forest Side, Kennington

Proposed: Two no. single storey rear extensions

7. CLERK'S REPORT – None

8. CONCERNS WITH COMPLETED DEVELOPMENTS

Cllr. Feather raised concerns with two developments in Kennington, which appear to have been finished:

8.1 60 The Avenue appears to be inhabited, but the alterations to the access arrangements, as detailed in paragraph 6.3 of the Planning Officer's decision report, have not been completed.

8.2 49 Upper Road should have a dropped kerb installed as in paragraph 6.7 of the decision report, but this has not yet been done.

ACTION FOR CLERK – Contact Planning Department to make them aware of the omissions and ask for the applicants to be reminded of their obligations. Send copy of correspondence to OALC.

Next planned meeting on Tuesday 19 January 2020 at 7:30pm

Meeting closed at 8:00 pm

Signed **Dated**