



**Kennington Parish Council
Oxfordshire**

**Minutes of the online Planning Committee meeting
held on 9 February 2021 at 7:30 pm**

Present: Cllr. Feather Cllr. Charlett Cllr. Gelder Cllr. Ms. Jempson Cllr. Mrs. New
Cllr. Patterson Cllr. Powles 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 5 January 2021 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. P21/V0051/HH

Address: 16 Rowles Close, Kennington

Proposed: Demolition of single storey side and rear extensions. Construction of two storey side and single storey rear extensions and front entrance porch, to form improved residential accommodation.

Applicant: Mr Peter Hunt

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 noted that there is no apparent means of support for the first floor walls after the ground floor walls are removed, so this will need to be looked at carefully by Building Control.

4.2 Reference No. P21/V0088/HH

Address: 29 Colley Wood, Kennington

Proposed: Two storey rear extension and fenestration change.

Applicant: Tom Rourke

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

The following comments were sent to the District Council:

It was noted that the property will be going from a 4-bedroom to 5-bedroom house but there was no plan to show adequate parking arrangements. Kennington Parish Council has no objections, provided that the applicant can demonstrate that the parking requirements will be met.

4.3 Reference No. P21/V0119/FUL

Address: Elvic House, 139 Upper Road, Kennington

Proposed: Development of 2 x 3 bed semi-detached dwellings to land at the rear of 139, Upper Road, Kennington

Applicant: Mr Jonathan Gomm

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

The following comments were sent to the District Council:

Kennington Parish Council objects to this application due to inadequate parking provision.

The plans have not demonstrably shown how the parking arrangements will work and there

is no reference to the size of the spaces. It appears that there is insufficient space to park two cars at each property and open the car doors.

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.

4.4 Reference No. P21/V0144/HH

Address: 63 Bagley Close, Kennington

Proposed: Single storey rear extension

Applicant: Steele

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

The following comments were sent to the District Council:

This proposal will block access to the existing garage, so a plan is needed to demonstrate how sufficient off-street parking will be provided. Kennington Parish Council has no objections to this application provided that this is provided.

4.5 Reference No. P20/V2148/HH

Address: 6 Kennington Road, Kennington

Proposed: Single storey rear extension.

Applicant: Mr Alan Thompson

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

The following comments were sent to the District Council:

No comments.

5. CERTIFICATES OF LAWFUL DEVELOPMENT

The committee noted the following request for a Certificate of Lawful Development:

5.1 Reference No. P21/V0052/LDP

Address: 60 Meadow View Road, Kennington

Proposed: Construction of a 3m deep single storey rear extension to the same width as the existing building.

Applicant: Mr Paul Schroeder

6. PLANNING APPLICATIONS GRANTED

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

6.1 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 elevation

6.2 Reference No. P20/V2096/HH

Reference No. P20/V2954/HH

Address: 12 Ross Court, Kennington

Proposed: Loft conversion with a dormer window

6.3 Reference No. P20/V2510/HH

Address: 21 Grundy Crescent, Kennington

Proposed: Construct 2 storey pitched roof extension side and rear to form ground floor lounge & family room & bedroom 3, dressing room & en-suite on first floor. Demolish existing garage.

7. PLANNING APPLICATIONS REFUSED

The committee noted that the following planning application has been refused:

7.1 Reference No. P20/V1917/O

Address: 55 Bagley Wood Road, Kennington

Proposed: Erection of a self-build dwelling and associated infrastructure. (As amended by further access details received 07.10.2020)

8. CLERK'S REPORT

8.1 The concerns around the access arrangements at 60 The Avenue have been reported to the Planning Enforcement Team, who have opened a case file to investigate this and will send an update when they have completed their enquiries. It was agreed that the parish council will no longer pursue this issue.

8.2 49 Upper Road should have a dropped kerb installed, which has been reported to Oxfordshire County Council. They have advised that a vehicle access application to extend the drop kerb has not yet been applied for, so a Highways Officer has been asked to make a site visit.

Next planned meeting on Tuesday 2 March 2021 at 7:30pm

Meeting closed at 8:07 pm

Signed **Dated**