



**Kennington Parish Council
Oxfordshire**

**Minutes of the Planning Committee meeting held on
25 May 2021 at 7:30 pm in Kennington Village Centre**

Present: Cllr. Gelder Cllr. Mrs. New Cllr. Patterson

In attendance: Rachel Brown (Clerk)

In the absence of the Chairman and Vice-Chairman, Cllr. Patterson was nominated by Cllr. Mrs. New to act as Chairman for this meeting and agreed by all.

1. APOLOGIES – Cllr. Charlett, Cllr. Feather, Cllr. Ms. Jempson and Cllr. Powles

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS – None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting on 4 May 2021 were agreed as a true record.

4. PLANNING APPLICATIONS

The following applications were considered:

4.1 Reference No. P21/V1024/HH

Address: 106 Kennington Road, Kennington

Proposed: Two storey front extension. Two storey and first floor rear extensions and a new porch

Applicant: Philip Roberts

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

The following comments were sent to the District Council:

No comments.

4.2 Reference No. P21/V1126/HH

Address: 145 Bagley Close, Kennington

Proposed: Two story rear extension (as amended by plan received 14th May 2021)

Applicant: Mr & Mrs Chahal

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

The following comments were sent to the District Council:

No comments.

4.3 Reference No. P21/V1168/HH

Address: 17 Upper Road, Kennington

Proposed: New gable and dormer, rear extension, minor internal works

Applicant: Mr Lin

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 queried whether this proposal complies with the Design Guide, as the two-storey front extension looks very awkward and top-heavy, particularly with the proposed overhang. It is also proposed to remove the two dormers at the front of the property and replace this with a flat roof box dormer, and it was queried whether this was considered acceptable.

4.4 Reference No. P21/V1109/HH

Address: 171 The Avenue, Kennington

Proposed: Demolish existing brick shed to allow construction of purpose built office with toilet attached to rear of existing garage

Applicant: Peter Boreham

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 has no objections to this application, provided that it remains ancillary to the main house and is not used as a separate dwelling.

5. CERTIFICATE OF LAWFUL DEVELOPMENT

The following request for a Certificate of Lawful Development was noted:

5.1 Reference No. P21/V1022/LDP

Address: 29 Colley Wood, Kennington

Proposed: Certificate of lawfulness of proposed use to convert an existing dwelling (C3) to a small House in Multiple Occupation (C4).

Applicant: Tom Rourke

The following comments were sent to the District Council:

Kennington Parish Council noted that this application has been submitted, however in the officer's report in relation to application ref. P21/V0088/HH that "the agent has confirmed in writing that the proposal is not for an HMO."

6. ADDITIONAL PLANNING APPLICATIONS

The following planning application was noted:

6.1 Reference No. P21/V1169/CM

Address: Kennington Railway Bridge & A423

Proposed: Kennington Railway Bridge Replacement and A423 Widening at Kennington Railway Bridge, A423 Southern Bypass, Oxford Consultation on the above proposals in order to prepare an Environmental Impact Assessment (EIA) Scoping Opinion. Comments no later than 11 May 2021.

Applicant: Oxfordshire County Council

The following comments were sent to the District Council:

Kennington Parish Council has noted this application but is concerned that the impact of these works on Kennington Pit (also known as Kennington Pond) has not been fully considered. For example, the glutinous snail was last seen here 25 years ago but is now officially extinct in England (<https://freshwaterhabitats.org.uk/pond-clinic/identifying-creatures-pond/glutinous-snail/>). Any environmental assessments need to carefully investigate the possibility of rare species inhabiting Kennington Pond.

7. PLANNING APPLICATION AMENDMENTS

The following planning application was noted:

7.1 Reference No. P20/V1908/FUL

Address: Kennington Sports Pavilion, Playfield Road, 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 and Amended Plans received 10 May 2021).

Applicant: Ms Rachel Brown (for Kennington Parish Council)

8. PLANNING APPLICATIONS GRANTED

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

8.1 Reference No. P21/V0671/HH

Address: 67 Poplar Grove, Kennington

Proposed: Two Storey Side and Single Storey Rear Extension

9. PLANNING APPLICATIONS WITHDRAWN

9.1 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

10. CLERK'S REPORT

10.1 It was agreed that the clerk will investigate the cost of a projector and screen, as the district council will no longer be providing paper copies of plans, and will ask OALC and SLCC if they have any advice or recommendations. This will be added to the agenda for the next parish council meeting.

ACTION FOR CLERK – Add purchase of projector and screen to the agenda for the June meeting.

Next planned meeting on Tuesday 15 June 2021 at 7:30pm

Meeting closed at 7:57 pm.

Signed **Dated**