



Kennington Parish Council
Oxfordshire
Minutes of the Planning Committee meeting
held in Kennington Village Hall on 27 July 2021 at 7:30 pm

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

In attendance: 25 members of the public and Rachel Brown (Clerk)

1. **APOLOGIES** – Cllr. Feather and Cllr. Smith

2. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS** – None

3. **MINUTES OF THE LAST MEETINGS**

Minutes of the meetings held on 15 June and 6 July 2021 were agreed and signed as a true record.

4. **PLANNING APPLICATIONS**

The following application was considered:

4.1 Reference No. P21/V1821/FUL

Address: 29 Colley Wood, Kennington

Proposed: Change of use of the dwellinghouse (Use Class C3) to a 9-bed HMO (Sui Generis) facilitated the extension of the dropped kerb

Applicant: Mr Tom Rourke

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

The following comments were sent to the District Council:

Kennington Parish Council supports the residents of Colley Wood in their objections to this application. The parish council is concerned about the impact this development would have on parking and highway safety and the proposed parking arrangements do not comply with Vale of White Horse Design Guide Principle DG44 as off-street parking is not provided at an adequate level for nine adult residents. The proximity of this property to the turning area at the bottom of a cul-de-sac makes additional on-street parking dangerous and the installation of a drop-kerb would further limit the availability of on-street parking spaces.

The proposed cycle parking and bin storage arrangements are unsatisfactory as the bins and cycles would be impossible to access when five vehicles are parked on the driveway. This contravenes Principle DG50 and DG67 as the storage facilities are not easily accessible by residents. The proposed area for bin storage is insufficient due to the size of the bins provided by the district council, as detailed in the comments from the Waste Management Officer.

Concerns have also been raised about the impact of additional water run off from a larger area of hardstanding at the front of the property, as the area is already subject to localised flooding during periods of heavy rainfall, which are becoming more and more frequent. This is in violation of Core Policy 42 of the adopted Vale of White Horse Local Plan 2031 Part One.

The proposed 9-bedroom HMO would cause harm to the locally distinctive character and appearance of the surrounding area and is therefore contrary to Policy CP37 of the adopted Vale of White Horse Local Plan 2031 part 1, to the adopted Design Guide SPD, and to the provisions of the National Planning Policy Framework.

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.

4.2 Reference No. P21/V1820/HH

Address: 53 Upper Road, Kennington

Proposed: Demolition of the existing conservatory and construction of a single storey rear extension.

Applicant: Tom de Freston

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 following planning application amendment was considered:

5.1 Reference No. P21/V1126/HH

Address: 145 Bagley Close, Kennington

Proposed: Two story rear extension (Amendment to rear extension as shown on drawing 05 P2)

Applicant: Mr & Mrs Chahal

The following response was sent to the District Council:

Kennington Parish Council was unable to comment on the amended plans as they are inconsistent with each other. Please could the applicant re-look at the drawings and submit consistent plans for this amended application.

6. PLANNING APPLICATION REFUSED

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

6.1 Reference No. P21/V0518/FUL

Address: 21 Grundy Crescent, Kennington

Proposed: Demolish garage, construct side & rear two storey pitched roof extension to form separate 2 bedroom dwelling carparking (existing) bin & cycle store, means enclosure, landscaping and construction 1st floor pitched roof rear extension to form bath/wc room

7. PLANNING APPLICATION GRANTED

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

7.1 Reference No. P21/V1483/HH

Address: 10 Manor Grove, Kennington

Proposed: Rear extension and re-roof existing bungalow as approved application P21/V0449/HH. Amended by changes in fenestration and extend the existing attached garage at the rear by 1.5m and re-roof

8. CLERK'S REPORT – None

Next planned meeting on Tuesday 10 August 2021 at 7:30pm

Meeting closed at 7:57pm.

Signed **Dated**