



**Kennington Parish Council
Oxfordshire**

**Minutes of the Planning Committee meeting
held 9 July 2024 at 7:50 pm in Kennington Village Centre**

Present: Cllr. Andrews; Cllr. Brown; Cllr. Cobb; Cllr. Feather; Cllr. Jempson; Cllr. Johnston;
Cllr. Powles and Cllr. Smith

In attendance: Anne Feather (Clerk)

1. APOLOGIES – Cllr. Cobb and Cllr. Jempson

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS – None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting held on 28 May 2024 were agreed and signed.

4. PLANNING APPLICATION

The following planning application was considered:

4.1 Reference No: P24/V1324/LDE

Address: The Sawmill Bagley Wood Oxford Road Kennington

Proposed: Certificate of Lawful Development for the existing use of a building for storage and offices.

Applicant: RAW Planning Ltd

No objections proposed by Cllr. Brown, seconded by Cllr. Powles and agreed.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application

4.2 Reference No: P24/V0623/HH

Address: 85 Meadow View Road Kennington

Proposed: Drop kerb to the front of the property

Applicant: Nicky Ashby-Guest

No objections proposed by Cllr. Smith, seconded by Cllr. Johnston and agreed.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application

4.3 Reference No: P24/V1363/S73

Address: Nos 1-5 West Wood Site of former Westwood Hotel Hinksey Hill

Proposed: Variation of condition 2 (Approved plans) on application P21/V3544/FUL - to include the addition of garage doors to each plot. (Demolition of existing hotel and associated outbuildings and erection of 5no detached dwellings.)

Applicant: Mr James Knight

No objections proposed by Cllr. Andrews seconded by Cllr. Feather and agreed.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application

5. PLANNING APPLICATIONS GRANTED

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

5.1 Reference No. P24/V0838/HH

Address: 103 Bagley Wood Road Kennington

Proposed: Single storey front extensions, new dormer windows to front and rear elevations,

demolition of outbuildings and new roof to existing attached garage to form ancillary accommodation above. (as amplified by Tree protection plan received 23 May 2024)

5.2 Reference No. P24/V0139/FUL

Address: 101 Upper Road Kennington

Proposed: Demolition of timber frame bungalow and construction of one building, consisting of four dwellings (as amended by plans received 2nd May 2024 reducing the height of the rear sections of accommodation, omitting bedroom window to Unit 4 and reconfiguring the parking area, and as amplified by bat survey received 13th June 2024)

6. PLANNING APPEAL

To note that the following planning appeal has been deposited to the Planning Authority:

Reference No. P23/V2454/HH

Address: 196 Poplar Grove, Kennington

Proposed: Single-storey rear extension, demolition and rebuilding of the utility room walls, loft conversion, front porch, attached garage and repositioning of the site access.

Appeal reference: APP/V3120/D/24/3343112

7. CLERK'S REPORT

Clerk received email from Colley Wood resident expressing grave concerns regarding 29 Colley Wood, as owner has applied for a certificate of lawfulness to run dwelling as a 9 bedroom / person HMO. The owner originally applied for retrospective planning permission for a 9 bedroom / person HMO and this was turned down. He then went for Appeal, with the Planning Inspectorate turned him down. He was granted an eight bedroom / person HMO in August 2022.

ACTION FOR CLERK – Write to Adrian Duffield, copying in District Councillor Diana Lugova expressing the council's concerns regarding these premises and why can a certificate of lawfulness be considered, as it is the council's understanding that 10 years have to lapse before any application can be made for consideration by the council. Also could the planning department explain why council was not informed of this, as it is informed of other certificates of lawfulness. Finally, if this application is turned down will the Vale be taking enforcement action?

Next planned meeting on Tuesday 30 July 2024 at 7:30pm

Meeting closed at 7:48pm.

Signed **Dated**