



**Kennington Parish Council
Oxfordshire**

Hove Cottage, 7 Waterperry, OXFORD OX33 1LD
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TO ALL MEMBERS OF THE PLANNING COMMITTEE

Cllrs. Andrews; Cobb; Feather; Jempson; Johnston; Patterson; Powles and Smith

For information to other members of the Parish Council

11th December 2025

Dear Councillor

Your attendance is requested at a meeting of the Planning Committee which will take place on
Tuesday 16th December 2025 at 7:30 pm in Committee Room 1 of the Village Centre.

Lawrence Wootten - Clerk to the Council

Plans can be viewed before meeting via District Council website www.whitehorsedc.gov.uk by searching for the reference no.
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A G E N D A

1. To receive apologies for absence
2. To receive declarations of any disclosable pecuniary interests ¹
3. To approve the minutes of the meeting held on 14 October 2025
4. To consider all applications received from Vale of White Horse District Council including:
 - 4.1 Reference No: P25/V2572/DIS
Address: 39 Bagley Wood Road Kennington Oxford OX1 5LY
Proposed: Discharge of conditions 5 - Integrated Biodiversity Enhancements (prior to slab level), 6 - Materials (Photo Samples) and 7 - Landscaping Scheme (trees and shrubs only) on application ref. P24/V2729/FUL (Phased development involving the demolition of existing house and buildings and erection of two new self build dwelling houses with associated works.)
Applicant: Mr Phillip Hayers
 - 4.2 Reference No: P25/V2487/PDH
Address: 141 The Avenue Kennington Oxford OX1 5QZ
Proposed: Single storey rear extension. Depth 6.00m Height 3.75m Height to eaves 2.65m
Applicant: Dr Avinash Patel
 - 4.3 Reference No: P25/V1969/HH
Address: 21 Upper Road Kennington Oxford OX1 5LJ
Proposed: Erection of a single-storey timber-clad outbuilding in rear garden to provide home office and gym, with an overall height of 2.9m. (retrospective).
Applicant: Mr Gavin Jones
5. To note that the following planning applications had been granted:
 - 5.1 Reference No: P25/V1891/HH
Address: 221 Poplar Grove Kennington Oxford OX1 5QT
Proposed: Proposed construction of two flat-roof dormers to the side roof, installation of a rooflight to the opposite roof slope, and construction of a front-facing apex-roof dormer

Reference No: P25/V1807/HH

Address: 82 Kennington Road Kennington Oxford OX1 5PE

Application proposal, including any amendments :

Demolition of rear extension and conservatory and erection of a two-storey side and rear extension.

(Amended plans received 7th October 2025- Reducing the size of the two storey element and amendments to car parking)

5.2 Reference No: P25/V1960/HH

Address: 85 Poplar Grove Kennington Oxford OX1 5QR

Proposed: Demolition of rear outbuilding. Double storey side extension and installation of new fenestration.

5.3 Reference No: P25/V2077/HH

Address: 18 Bagley Close Kennington Oxford OX1 5LT

Proposed: Single storey rear extension, two storey side and rear extension.

Loft conversion including hip to gable conversion (as approval P25/V1507/LDP)

5.4 Reference No: P25/V1747/S73

Address: 208 Upper Road Kennington Oxford OX1 5LR

Proposed: Variation of Condition 2(Approved Plans) on Application Ref.

P24/V2704/HH - reconfigure ground and first floor internal layouts; modify ground and first floor doors and windows; omit some previously approved windows; modify flat roof over kitchen; modification to front dormers and clarification to SE corner of side extension (as amended by plans received 23 October 2025) Add a front porch; a two storey side extension; a rear part two storey, part single storey rear extension with rooflights; a roof extension with front dormers and rooflight, all to provide additional living accommodation to the existing single family dwelling. Relocation of front entrance

6. To note the following Certificate of Lawful Use or Permitted Development

7. To note all planning application amendments including:

7.1 Reference No: P25/V1747/S73

Address: 208 Upper Road Kennington Oxford OX1 5LR

Proposed: Variation of Condition 2(Approved Plans) on application ref.

P24/V2704/HH - reconfigure ground and first floor internal layouts; modify ground and first floor doors and windows; omit some previously approved windows; modify flat roof over kitchen; modification to front dormers and clarification to SE corner of side extension Add a front porch; a two storey side extension; a rear part two storey, part single storey rear extension with rooflights; a roof extension with front dormers and rooflight, all to provide additional living accommodation to the existing single family dwelling. Relocation of front entrance.

Applicant: Mr Nanu Miah

7.2 Reference No: P25/V1800/FUL

Address: Land lying to the South East of Sandford Lane Kennington OX1 5RP

Proposed: Development and operation of a Battery Energy Storage Facility and associated infrastructure, along with the construction of access and soft landscaping proposals. As amplified by additional information received 26

** Notes on declaration of interest*

Where a councillor or co-opted member has a disclosable pecuniary interest (of which they are aware) in any matter being considered, they must disclose that interest to the meeting. It is essential that councillors and co-opted members do this clearly, in order that the disclosure may be recorded

Members must disclose the interest at any meeting of the council at which they are present, where they have a disclosable interest in any matter being considered and where the matter is not a 'sensitive interest'. Following any disclosure of an interest not on the council's register or the subject of pending notification, they must notify the monitoring officer of the interest within 28 days beginning with the date of disclosure.

Unless dispensation has been granted, they may not participate in any discussion of, vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State. They must withdraw from the room or chamber when the meeting discusses and votes on the matter.

The national rules about pecuniary interests are set out in Chapter 7 of the Localism Act 2011 and in the secondary legislation made under the Act, particularly in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (S.I 2012/1464).

November 2025

Applicant: Cowley Energy Reserve 2 Limited

8. To note the following breach of condition notice:

8.1 Reference No: P24/V0202/DIS

The requirements of the notice are as follows:

Plant three trees in the front garden of the 'proposed house' set out on plan 016 approved under application P24/V0202/DIS. The trees to be planted are one of each of the following at each property; one *Acer campestre*, one *Cercis siliquastrum* and one *Carpinus betulus*.

9. Clerk's report

Date of next meeting: 6th January 2026

All documents are available in large print if required.

Please ask the Clerk in advance of the meeting.