



**Kennington Parish Council
Oxfordshire**

**Minutes of the Planning Committee meeting
held 10th March 2026 at 7:30 pm in Kennington Village Centre**

Present: Cllr. Andrews; Cllr Feather; Cllr Jempson; Cllr Patterson; Cllr. Powles

In attendance: Lawrence Wootten (Clerk)

- 1. APOLOGIES** – Cllr Johnston
- 2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS** – None
- 3. PUBLIC PARTICIPATION SESSION** – No members of the public present
- 4. MINUTES OF THE LAST MEETING**

The minutes of the meeting held on 27 January 2026 were approved.

5. PLANNING APPLICATIONS

The following Planning Applications were considered:

5.1 Reference No: P26/V0067/S73

Address: 35 Bagley Wood Road Kennington Oxford OX1 5LY

Proposed: Removal of Condition 4 (retention of garage for parking vehicles only) of P15/V0020/HH to allow the garage to be used as a gym with office space and replace the garage door with 2 windows. Erection of a detached garage with store room over.

Applicant: Mr & Mrs Darren & Emma Faulkner

Proposed by Cllr Patterson and seconded by Cllr Powles that there was insufficient information in this application to respond to the consultation. Agreed by all.

The following comments were sent to the District Council:

Kennington Parish Council cannot comment on this application on the basis that the application submission is incomplete. There is insufficient information provided to respond to the consultation - a site plan and location plan are required.

5.2 Reference No: P26/V0337/HH

Address: 47 Meadow View Road Kennington Oxford OX1 5QX

Proposed: Single storey mono pitch porch extension to front elevation.

Applicant: Mr Ricky Goodenough

No objections proposed by Cllr Patterson, seconded by Cllr Powles and approved by all.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application.

6. PLANNING AMENDMENT CONSULTATIONS

6.1 Reference No: P25/V2403/FUL

Address: 3 Sandford Lane Kennington Oxford OX1 5RW

Proposed: Proposed sub-division of existing single dwelling into two semi-detached dwellinghouses, to include rear extensions, dormer roof extensions and associated works and operations (as amended by additional plan received 19 February 2025 & as amplified by information received 02 March 2026.)

Applicant: Oxford Land Consultants Limited

Proposed by Cllr Patterson and seconded by Cllr Powles that it remains unclear how this arrangement can be achieved on the sloping site and a site visit from a Highways Officer

should be requested. Agreed by all.

The following comments were sent to the District Council:

Kennington Parish Council maintains that it remains unclear if this arrangement will satisfy building regulations with regard to the parking arrangements on the sloping site. We would appreciate a site visit from a Highways Officer to reassure us of the feasibility of the submitted plans.

7. PLANNING APPLICATIONS GRANTED

The Committee noted that the following Planning Applications had been granted:

- 7.1** Reference No: P25/V2596/HH
Address: 68 The Avenue Kennington Oxford OX1 5PR
Proposed: Alteration of roof pitch, erection of rear lean-to dormer, and installation of front rooflights to enable habitable attic accommodation and porch canopy.
Applicant: Mr P Enright
- 7.2** Reference No: P25/V2505/HH
Address: 69 The Avenue Kennington Oxford OX1 5PP
Proposed: New rear single storey extension to replace conservatory.
Applicant: Mrs Vickie Ward
- 7.3** 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
- 7.4** Reference No: P25/V2752/HH.
Address: 18 Links Road Kennington Oxford OX1 5RU
Proposed: Demolition of existing garage, erection of a single storey rear extension and a separate side extension for storage.
Applicant: Mr & Mrs Rossiter
- 7.5** Reference No: P25/V2772/HH
Address: 60 Kennington Road Kennington Oxford OX1 5PB
Proposed: Erection of single storey side porch and removal of existing out building and rear conservatory to be replaced with a single storey rear extension.
Applicant: Mr & Mrs Farrow

8. PLANNING APPLICATIONS AMENDMENTS:

The Committee noted the following Planning Applications Amendment:

- 8.1** Reference No: P26/V0332/NM
Address: 208 Upper Road Kennington Oxford OX1 5LR
Proposed: Non-Material amendment to planning permission P25/V1747/S73-add 1no. rooflight, amend approved front dormers. Amend windows and rooflights. 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
Applicant: Mr Nanu Miah

9. CLERK'S REPORT

Next scheduled meeting on Tuesday 31st March 2026 at 7.30pm

Meeting closed at 8.19pm

Signed **Dated**