



**Kennington Parish Council
Oxfordshire**

**Draft Minutes of the Planning Committee meeting
held 25th August 2026 at 7:30 pm in Kennington Village Centre**

Present: Cllr Andrews; Cllr Jempson; Cllr Johnston; Cllr Patterson; Cllr Powles

In attendance: Lawrence Wootten (Clerk)

1. APOLOGIES – Cllr Cobb; Cllr Feather; Cllr Powles

- 1.1** Cllr Johnston, as Vice-Chairman of the Planning Committee agreed to chair the meeting since Cllr Feather had sent his apologies. Proposed by Cllr Patterson, seconded by Cllr Andrews and approved by all.

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 4th August 2026 were approved.

5. PLANNING APPLICATIONS

The following Planning Applications were considered:

- 5.1** Ref: P26/V3312/HH
Proposal: Proposed extension and external alterations to the existing single-storey side extension.
Location: 67 Upper Road, Kennington, Oxford OX1 5LN
Applicant: Caroline Louise Baba
No objections proposed by Cllr Patterson, seconded by Cllr Johnston and approved by all.
The following comments to be sent to the District Council:
Kennington Parish Council has no objections to this application.
- 5.2** Ref: P26/V3368/HH
Proposal: Single storey rear extension and porch.
Location: 114 Poplar Grove Kennington Oxford OX1 5QP
Applicant: Mr Kobik Begum
No objections proposed by Cllr Andrews, seconded by Cllr Johnston and approved by all. The following comments to be sent to the District Council:
Kennington Parish Council has no objections to this application.
- 6. NOTIFICATION OF CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT**
The following Notifications of Certificate of Lawfulness of Proposed Use were noted:
- 6.1** Ref: P26/V2459/LDP
Proposal: Certificate of Lawfulness for a proposed changed of use class from C3 (single dwelling) to C4 (6-bed HMO)
Location: 78 The Avenue, Kennington, Oxford OX1 5RJ
Applicant: Mr Philippe Konieczny
It was proposed by Cllr Patterson and seconded by Cllr Johnston that this notification should be commented on. Approved by all.
The following comments to be sent to the District Council:
Kennington Parish Council understands that there are already a significant number of HMOs on this road and believes that Vale of White Horse District Council may be failing in its statutory duties to register and manage HMOs according to the provisions of the Housing Act 2004.

- 6.2** Ref: P26/V2461/LDP
Proposal: Proposed change of use from a dwellinghouse to small 6-bedroom HMO (use class C4) accommodating up to 6 people.
Location: 3 Cranbrook Drive, Kennington, Oxford OX1 5RR
Applicant: Mr Philippe Konieczny
It was proposed by Cllr Patterson and seconded by Cllr Johnston that this notification should be commented on. Approved by all.
The following comments to be sent to the District Council:
Kennington Parish Council understands that there are already a significant number of HMOs on this road and believes that Vale of White Horse District Council may be failing in its statutory duties to register and manage HMOs according to the provisions of the Housing Act 2004.
- 6.3** Ref: P26/V2460/LDP
Proposal: The proposed use is a small 6-Bedrom HMO (Use Class C4) accommodating up to 6 people.
Location: 1 Cranbrook Drive, Kennington, Oxford OX1 5RR
Applicant: Mr Philippe Konieczny
It was proposed by Cllr Patterson and seconded by Cllr Johnston that this notification should be commented on. Approved by all.
The following comments to be sent to the District Council:
Kennington Parish Council understands that there are already a significant number of HMOs on this road and believes that Vale of White Horse District Council may be failing in its statutory duties to register and manage HMOs according to the provisions of the Housing Act 2004.
- 6.4** Ref: P26/V2796/LDP
Proposal: Proposed formation of habitable room in roofspace with rear dormer and hip to gable roof extension.
Location: 128 Upper Road, Kennington Oxford OX1 5LW
Applicant: Ms & Mr Low & Clancy

7. VARIATION OF PLANNING CONDITIONS GRANTED

The Committee noted that the following Variation of Planning Conditions had been granted:

- 7.1** Ref: P26/V1698/S73
Proposal: Variation of condition 2 (approved plans) on application ref P23/V1240/HH - to allow for internal and external amendments. (Demolition of rear extension and erection of two-storey side and rear extension and a single-storey rear extension; alteration to front facing bay window, loft conversion and erection of a rear-facing flat roof dormer
Location: 86 Kennington Road ,Kennington, Oxford OX1 5PE

8. PLANNING AMENDMENTS GRANTED

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

- 8.1** Ref: P26/V1697/S73
Proposal: Variation of condition 2 (approved plans) on application ref P23/V1239/HH - to allow for internal and external amendments. Demolition of the rear and side extensions and the erection of part two-storey and part single-storey rear extensions; alteration to front facing bay window, loft conversion and erection of a rear-facing flat roof dormer window. Changes to the design of the front extension.
Location: 84 Kennington Road, Kennington, Oxford OX1 5PE

9. CLERK'S REPORT

9.1 The Clerk reported that he was still waiting to receive a reply to his letter from the Director of Planning, VoWHDC on the matter of the increasing number of HMOs in Kennington.

Next scheduled meeting on Tuesday 15th September 2026 at 7.30pm

Meeting closed at 7.41pm

Signed

Dated 15th September 2026

DRAFT