

Planning Committee

Wednesday the 6th September 2023 at 7.00pm



Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

4. Requests for Deferral/Withdrawal

None

6. Schedule of Applications

- (a) **22/01041/AS - Cradle Bridge Level Crossing Conningbrook Park, Kennington Road, Willesborough** - Full planning application for the construction of a footbridge crossing over the railway line and associated works.

The first page of the Officer Report states that the application site is located within Kennington Ward. Part of the application site is also located within Conningbrook & Little Burton Farm Ward.

The summary of consultation responses in paragraph 14 should also include:

Ward Member: Cllr Pauley raises concerns about construction traffic using Conningbrook Avenue for access and the effect on the amenity of residents during the construction phase.

Kennington Community Council: (second submission) objection:

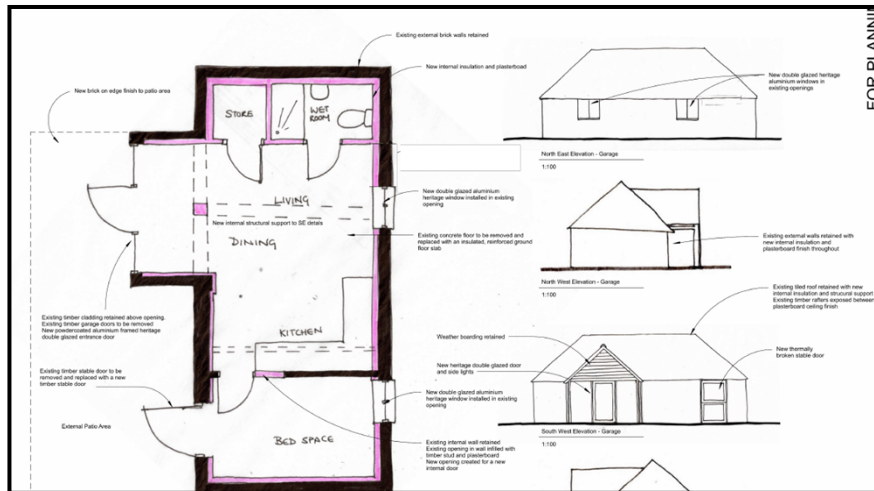
- Request clarity on whether combined foot and cycle path (*Officer note: see paragraph 30 of Officer report*)
- Opportunity for a joined up walking and cycling route from Canterbury Road (to serve Orchard Farm) to Conningbrook Lakes (*Officer note: the proposed development would not prejudice the delivery of such a route which would need to be considered as part of future development proposals on the relevant land*)
- Query how potential cyclist/pedestrian conflict will be managed (*Officer note: the development has been designed in accordance with relevant guidance for shared use paths*)
- Query whether alternatives to Conningbrook Avenue, including adjacent S19 site could be used for construction traffic (*Officer note: there is no direct access between the adjacent S19 site and the application site. Paragraphs 65-72 of the Officer report consider construction related impacts of the development*)
- Request that the Community Council be party to the proposed Project Community Liaison Panel committed to in the CEMP (*Officer note: see additional Note to the applicant recommended below*)

Notes

- The applicant is advised to invite Kennington Community Council to participate in the proposed Project Community Liaison Panel as referred to in the CEMP.

(b) PA/2023/0200 - Westover, Smarden Bell Road, Smarden, TN27 8NT -
Conversion and change of use of existing garage and workshop outbuildings to holiday lets with associated parking and landscaping including pergola.

An inaccuracy was found in the submitted proposed plan/elevation drawing with regard to window placement and an amended, corrected plan has since been received:



In the “recommendation” section, remove reference to section A under “permit” so that there is only reference to:

Subject to planning conditions and notes, including those dealing with the subject matters identified below, (but not limited to that list) and those necessary to take forward stakeholder representations, with wordings and triggers revised as appropriate and with any ‘pre-commencement’ based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018.

(c) PA/2023/0209 - Westover, Smarden Bell Road, Smarden, TN27 8NT –
Conversion works to existing garage and workshop outbuildings to facilitate their use as holiday lets.

As above regarding new plan.

Email received from Historic England on 1.9.2023 saying not necessary for consultation under relevant provisions.

Change Recommendation to “Grant Consent”; and removal of the word “permission” in the Conclusion section.

(d) PA/2023/1211 - 25 Riverside Close, Kingsnorth, TN23 3EL – Proposed single-storey rear and side extension

In the “recommendation” section, remove reference to section A under “permit” so that there is only reference to:

Subject to planning conditions and notes, including those dealing with the subject matters identified below, (but not limited to that list) and those necessary to take forward stakeholder representations, with wordings and triggers revised as appropriate and with any 'pre-commencement' based planning conditions to have been the subject of the agreement process provisions effective 01/10/2018.

- (e) PA/2023/1184 - Tenterden Sports and Leisure Centre, Recreation Ground Road, Tenterden, TN30 6RA** - Installation of solar PV on the roof and for maintenance purposes, a Man-Safe line with walkways is required (retrospective)

None.

- (f) PA/2023/0225 - 36 Hurst Road, Kennington, TN24 9PS** - Proposed conversion of a 4-bedroomed house to No.2 self-contained 1-bedroomed flats including elevational alterations

None.

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