

HERNE & BROOMFIELD PARISH COUNCIL

Parish Office, Herne Centre, St Martin's View, Herne CT6 7AP

Minutes of the meeting of the Herne & Broomfield Parish Council Planning & Highways Committee meeting held at the Herne Centre on Tuesday 8th August 2023 at 7.30pm, for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Checksfield, Cllr Hill, Cllr Strong, Cllr White and Cllr Wilson

1. To receive apologies for absence and accept reasons.

City Cllr Howes.

2. To receive declarations of interest on items on the Agenda and requests for dispensations.

None

3. To confirm the minutes of the planning meeting held on 1st June 2023.

The minutes were approved as a correct record.

4. To report on matters arising from the minutes, not on the agenda, for information only.

None.

ADJOURNMENT FOR MEMBERS OF THE PUBLIC TO SPEAK ON ITEMS ON THE AGENDA

To allow members of the public to speak about items on the agenda.

6 members of the public attended regarding application 23/01263. The agent spoke and the applicant answered some questions. The 4 other members of the public raised objections: additional traffic on a narrow lane, the number of dwellings, and connection to the sewage system.

Reference	Address	Proposal	Comments on or by
23/01263	Braggs Lane Farm Campsite, Braggs Lane Farm	Erection of five two-storey detached dwellings.	11/08/23
		Members objected to this application. Members raised concerns that this development is outside the urban boundary and not sustainable, with limited connectivity to utility services and restricted accessibility to local facilities. It is also within a special landscape area, and close to a SSSI. The additional properties would add to light pollution. The development would effectively double the number of properties on a poorly maintained access road, and completely change the character of the area. Members were particularly concerned about the impact the development would have on traffic and access along Braggs Lane, especially during construction. It was noted that the properties are designed for disabled users, but Braggs Lane is totally unsuitable for disabled access. Should this development be approved, this could set a precedent for further development in the area. The clerk will contact City Cllr Howes regarding taking the objection forward with CCC Planning. She will contact CCC regarding the lack of notification to neighbouring residents.	
23/01297	Haus Kitchens, Busheyfields Nursery, Busheyfields Road	Single-storey extension together with cladding of show room.	11/08/23
		Members supported this application.	

23/01298	119 Ridgeway Road	Detached single-storey annex.	11/08/23
		Members objected to this application. Members raised concerns that this application is for a separate dwelling, rather than an annex. It would be back land development, contrary to CCC Planning guidelines. The site is situated within a special landscape area and close to a SSSI. This development would change the character of the area. Should this development be approved, this could set a precedent for further back land development in the area.	
23/01312	11 Holness Road	Single-storey rear extension with use of garage as ancillary accommodation.	18/08/23
		Members neither supported nor objected to this application. Members raised concerns regarding whether the loss of the garage would have an impact on parking.	
23/01285	47 Lower Herne Road	T1 & T2 - To sectionally fell to ground level 2 Oak trees in side garden due to excessive lean, evidence of ground movement, large cavity at the base and a stress fracture on the larger tree in the north of the garden. T3 - To cut back Yew tree growing over carriageway by 0.3 metres away from carriageway and to lift to a height of 5.3 metres as being profiled by passing traffic along side boundary. T4 - To cut Yew tree away from garage roof and power line clearing 1-2 metres in rear garden.	
		Members objected to this application. Members agreed with the Tree Warden's comments. If the yew that is overhanging the highway needs to have its crown lifted to improve visibility, do not have an objection. However, do object to the two old oak trees removed. It would be detrimental to the street scene and oaks of this age are particularly important to wildlife. Rather than be felled, if the City Council is minded to approve work on these trees, it may prolong the life of these important trees if they were pollarded, taking off the heavy boughs on the underside of the lean.	
23/01055	159 Margate Road	T1 - Pollard Eucalyptus tree to 2 metres due to disruption of boundary fencing and 50% overhang of neighbouring property. Tree located to rear garden side boundary.	
		Members supported this application. Members agreed with the Tree Warden's comments. It is a great shame another tree in this area is being drastically cut back. Do not have any objection to this tree being pollarded.	
23/01338	6 Gorse Lane	Two-storey rear extension and pitched roof to existing extension together with rear dormer and insertion of window to first floor South East elevation.	18/08/23
		Members neither supported nor objected to this application.	
23/01250	Strode Farm, Lower Herne Road	Variation of section 106 legal agreement of planning permission CA//15/01317/OUT; to allow removal of the requirement for 30% affordable housing in each and every phase in favour where the arrangement of each phase can be less or more than 30%.	31/07/23

		This application has already been decided and approved. Members commented that the total provision of 30% affordable housing needs to be adhered to.	
23/01443	83 Broomfield Road	TPO No 3 1961 (T1) Oak- Fell	01/09/23
		Members objected to this application. Members agreed with the Tree Warden's comments. This application is not from the owner, who does not want the tree to be felled or killed by drastic pruning. The tree is under the regular care of a qualified tree surgeon. This tree under threat, is a healthy wonderful veteran oak tree, adjacent to Broomfield Lodge, 83, Broomfield Road. The owner's home was built in 1829 and was the former Lodge of Broomfield Hall and is the only surviving reminder of what was once a very imposing building, which had occupied most of what became the Hunter's Chase development. This oak tree has outstanding amenity value and was granted a TPO in 1961 before the properties in Hunter's Chase, including 81 Broomfield Road, were built. It is also registered on the Woodland Trust's Ancient Tree Inventory as a Notable Tree; as it is significant in its local environment. This tree is loved by many of our residents and is one of the most highly regarded trees in our Parish's Treasured Trees List. Oak trees support more life than any other native tree species in the UK and are host to hundreds of insect species, supplying many birds with an important food source. The flower and leaf buds of English oak are the food plants of the caterpillars of purple hairstreak butterflies. In autumn, squirrels enjoy eating the acorns. An important question to consider, is whether the builders of the extension at 81 Broomfield Road, or the latest buyer's survey, took the potential risk properly into account, in view of the fact the extension brought the property even closer to the existing mature tree and is built on silty London Clay. This clay is generally acknowledged as subject to movement as it dries out and swells depending on the season. Also, it appears from the applicant's survey, that the property at 81 Broomfield Road has leakage from its drainage pipes, which will have an effect on the ground conditions. There does not seem to be concrete evidence that it is the oak tree's roots that are the cause of the problems with this property. The samples taken appear inconclusive as they were not live samples. Should the council be minded to grant permission to fell this tree, it would be detrimental to the Lodge at 83 Broomfield Road and to other properties nearby, as it would very likely cause heave.	
23/01446	Braggs Lane Farm, Braggs Lane	Erection of stables together with installation of associated yard area.	01/09/23
		Members supported this application.	

Any applications submitted prior to the meeting will be considered.

23/01443 83 Broomfield Road

23/01446 Braggs Lane Farm, Braggs Lane

Details above

Correspondence received:

None.

Applications approved by C.C.C.:

23/00723 Strode Farm, Lower Herne Road

23/00839 101 School Lane

23/00656 81 Windmill Road

23/01051 The Haven, Bullockstone Road

Applications refused by C.C.C.:

23/00879 Land adjoining 256 Canterbury Road

To discuss any Highways issues:

A299 / Canterbury Road Signal Junction - Section 278 Traffic Regulation Order Consultation:

Scheme description: Amendment to existing roundabout design to create a 'dumbbell' arrangement, relocation of the westbound on-slip road, provision of 3m shared footway/cycleway, signalisation, and associated highway, drainage, and landscaping works.

Members made no comments.

Meeting closed at 9.20pm.