

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 held at the Herne Centre on Thursday 5th February 2026 at 7.30pm, for the purpose of transacting the following business.

Present:

Cllr Blatherwick (Chairman)

Cllr Austin

Cllr Checksfield

Cllr Strong

Cllr Wilson

Michele Nicholson (Clerk/RFO)

1. To receive apologies for absence and accept reasons.

Cllr Binstead. Apologies and reasons for absence were accepted.

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

Cllr Checksfield reported that she knows the resident of 38 Hunters Chase.

3. To confirm the minutes of the planning meeting held on 8th January 2026.

The minutes were approved as a correct record.

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.

One member of the public was present at the meeting.

They spoke regarding dog fouling in Windmill Road and inconsiderate parking when Herne Mill is open. The clerk was asked to contact Canterbury City Council (CCC) to request having dog fouling signs put up in that area. The clerk to contact the Friends of Herne Mill regarding the parking issues. **Action: clerk.**

4. To receive a report from the Clerk, including any correspondence.

Herne village roundabout: the signs that are not facing correctly have been reported to Kent County Council (KCC).

School Lane "Resident Parking Only" signs: the missing signs were reported. CCC has responded that the signs would not be replaced as they are not enforceable.

Parking meeting: a meeting with interested parties has been arranged for 25th March 2026 at 5.00pm.

Highways Improvement Plan: update from Briony Chaplin (KCC Highways Community Engagement Officer). She had met with County Cllr Mark Mulvihill regarding potential improvements to the Herne village roundabout. It has been agreed that KCC Highways will fund and install "SLOW" road markings on the three approaches to the Herne village roundabout. The work to be undertaken after 1st April 2026, hopefully in conjunction with the repainting of the zebra crossing. County Cllr Mulvihill is working with St. Martin's Church regarding installing a mirror within the church grounds, opposite the School Lane junction, funded from his Members Grant allowance.

Reference	Address	Proposal	Comments on or by
25/02340	Land to North of Broad Oak	EIA Scoping opinion request for creation of water storage reservoir with a storage capacity that would be approximately 5,126 million litres and a surface area of approximately 70 hectares, engineering operations including erection of up to 17m high embankments, creation of raw water abstraction points and pipelines,	06/02/26

		erection of common high lift transfer pumping station, installation of potable water pipeline running approximately 7.5km west connecting the reservoir water treatment works (WTW) with the existing Blean Service Reservoir, and associated non-water infrastructure elements such as bypass channel of the Sarre Penn and a fish pass, site access and internal access roads, visitor amenities hub, car parking, open spaces, wetland storage area, improvements to footpath, cycleway and bridleway networks, landscape and biodiversity habitat proposals, such as woodland, scrub, hedgerows, grassland, wetland and other habitat features, utility diversion and diversion of minor roads and footpaths within the footprint of the reservoir.	
		Members supported this application. Members agreed that additional water provision was desperately needed. Members raised concerns regarding the impact such a major engineering project would have. How would construction vehicles access the site, and what would be the impact on the A291 and the centre of Herne village. These are primary routes for access to and from Canterbury, in particular for the schools. Given the extensive earthworks that are required, construction vehicles are likely to cause major delays, particularly during peak times, for a considerable amount of time. This could also have a detrimental impact on the Crab & Winkle cycle route extension.	
26/00026	The Barn, Goldfinch Farm, Ford Road	Variation of condition 2 (drawings of planning permission CA/24/00766 for Change of use of log store to create additional space for the existing children's nursery, to allow installation of additional doors and windows	13/02/26
		Members objected to this application. Members were very concerned regarding the impact that additional parked vehicles would have. Even with the recent extension to the car park there remains insufficient on-site parking for the existing nursery provision. There is very little off-site parking available, and existing issues will only be exacerbated. This application constitutes a severe overdevelopment of the site which would drastically exceed that of the original planning permission granted.	
26/00060	38 Hunters Chase	T.P.O No 3 1961 roots of the tree cut for the installation of root barrier 25m in length and 3.5m in depth	13/02/26
		Members neither supported nor objected to this application. Members accepted the Tree Warden's comments. <i>This is a mature oak tree, which has a Tree Preservation Order on it, and is probably the oldest tree in Broomfield.</i>	

		<i>If the tree's large anchoring roots are cut this will have a detrimental impact on its stability. The tree was planted on a mound, to help it establish and thrive in the clay soil, as part of the landscaping of historic Broomfield Hall.</i> <i>The builders of Hunter's Chase, should never have been given permission to build a property so close to this tree, which was already mature in the 1960's.</i> <i>The reports say that 25mm roots are expected. Why are they not certain? These fibrous roots in the top 30cm of the soil are the most important as they feed and water the tree.</i> <i>Although tree barriers may be preferable to felling or drastic pruning, I am opposed to this application.</i> <i>If Canterbury City Council was minded to grant this application the applicants should be compelled to take out insurance to protect the owner of the tree in the event this work causes soil heave, which then subsequently damages their property.</i> <i>The applicant should be required to try to help the tree recover, with aftercare of fertilising and watering of the tree for at least the next 5 years.</i> Members raised concerns that the root barrier would impact the removal of moisture in the curtilage of the tree owner's property, creating heave as the ground re-hydrates. Members were also concerned that settlement readings had not been recorded since 15th April 2024.	
26/00123	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 33 (Pedestrian and Cycle Links) for phase C and D of planning permission CA//15/01317/OUT	27/02/26
		Members objected to this application. Members supported the comments made by KCC Highways. Members were equally concerned regarding the lack of detail in relation to surfacing and lighting, especially given the issues that are being experienced on other developments. The routes should have a bound surface, suitable for all-weather usage and to ensure durability, as these routes will be critical for accessing local amenities, including the schools.	
26/00124	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 12 (Regulation M4(2) adaptable dwellings) of planning permission CA/24/01689/RES	27/02/26
		Members neither supported nor objected to this application. Members made no comments.	
26/00125	129 Ridgeway Road	Replacement of dormer to front elevation following the removal of two existing dormers	27/02/26
		Members neither supported nor objected to this application. Members made no comments.	

26/00139	6 Arden Road	Single and two-storey side extensions, first-floor front extension and replacement front porch following demolition of existing garage, along with cladding	26/02/26
		Members neither supported nor objected to this application. Members raised concerns that the single storey side extension fall right on the boundary line. This has the potential to create a detrimental impact on the neighbouring property. Should the application be approved, members request that the side extension be set in to reduce the impact on the neighbouring property and to allow access for maintenance.	
26/00167	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 5 (M4(2)) of planning permission CA/21/01800/RES	06/03/26
		Members neither supported nor objected to this application. Members made no comments.	

Any applications submitted prior to the meeting will be considered.

26/00139 6 Arden Road

26/00167 Strode Farm, Lower Herne Road

Applications approved by CCC:

25/01224 Strode Farm, Lower Herne Road

25/02186 15 Dean Croft

25/02358 Glendalough, 294 Canterbury Road

25/02159 Strode Farm, Lower Herne Road

25/02233 50 Vinten Close

25/02112 270 Canterbury Road

23/00857 The Paddocks, Ford Road

25/02323 163 Margate Road

To discuss any Highways issues.

No highways issues were reported.

Meeting closed at 9.05pm.