

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 8th January 2026 at 7.30pm, for the purpose of transacting the following business.

Present:

Cllr Blatherwick (Chairman)

Cllr Austin

Cllr Binstead

Cllr Checksfield

Cllr Strong

Cllr Wilson

Michele Nicholson (Clerk/RFO)

1. To receive apologies for absence and accept reasons.

Cllr Hill. Apologies and reasons for absence were accepted.

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 4th December 2025.

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.

Four members of the public were present at the meeting.

They spoke regarding the parking issues in Streetfield and School Lane service road at school times and during weekend football games. Residents have experienced verbal abuse and had vehicles blocking driveways. There were "Resident Parking Only" signs at one time but these have disappeared. Cllr Blatherwick suggested holding a meeting with both schools, Herne Bay Harriers, city and county councillors, local police officer and some resident representatives. The missing signs to be reported to Kent County Council/Canterbury City Council. Contact Herne Bay Harriers regarding having boot cleaning facilities to reduce the mud left on the footpaths. **Action: clerk.**

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

Application: 25/02340: EIA Scoping opinion request for Broad Oak reservoir.

The clerk reported that this application had been submitted today. It had not been added to this agenda due to the amount of documentation attached to it. It will be circulated to members, for discussion at the next meeting.

Reference	Address	Proposal	Comments on or by
25/02259	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 11 (Hard and Soft Landscaping) for phase B of planning permission CA/25/00111/RES	09/01/26
		Members neither objected to nor supported this application. Members were concerned that there were no construction details. The roads are not due to be adopted so will they be constructed to the correct standard. What are the construction depths. How will	

		the block paving survive movement of the London Clay underneath.	
25/02233	50 Vinten Close	Application for lawful development certificate for proposed single-storey rear extension	09/01/26
		Members neither objected to nor supported this application. Members raised concerns regarding the impact to neighbouring properties during construction. This property is part of a terrace and has no rear access, therefore, how would access be achieved. Members request that for this reason a full planning application be considered.	
25/02112	270 Canterbury Road	Single-storey detached outbuilding for use as ancillary accommodation	23/01/26
		Members neither objected to nor supported this application. Members raised concerns that there was insufficient access along the side of the property.	
25/02320	5 Aspen Road	First-floor side extension above existing garage	23/01/26
		Members neither objected to nor supported this application. Members raised concerns regarding the impact on the adjoining garages as there would be structural implications. It is also unclear how the cantilevered extension would be supported.	
25/02323	163 Margate Road, South of Thanet Way	T1 - Crown reduction to Silver Birch Tree by 2.5 metres leaving tree height 6m x width 4m. T2 - Crown reduction to Silver Birch Tree by 3 metres leaving tree height 6m x width 3m. Trees located in rear garden	30/01/26
		Members neither objected to nor supported this application. Members agreed with the Tree Warden's comments. Concerned that 25/02323 has applied too late. When pruning is required, prune only when fully dormant from late summer to before mid-winter. Birches bleed heavily at all other times, particularly in late winter.	
25/02347	82 School Lane	Single-storey detached outbuilding for use as workshop	30/01/26
		Members neither objected to nor supported this application. Members raised concerns regarding what the workshop would be used for as there are insufficient details. Would the workshop be used for business activities. Depending on the activities undertaken there could be a detrimental impact on the neighbouring properties in Seymour Close, particularly regarding noise nuisance and pollution. In addition, with the inclusion of dormer windows in the upper level there is the potential for this to be used as living accommodation.	
25/02071	Extension of the Crab and Winkle cycle route from	Path Through Thornden Wood From Braggs Lane To The Existing Crab And Winkle Way	23/01/26

	Braggs Lane to Crab and Winkle		
		Members supported this application. Members were very pleased to see the proposed extension of the Crab and Winkle cycle route. This will be a great amenity which will hopefully encourage more people to cycle, especially in conjunction with the completion of the Herne Relief Road, new cycle routes and upgrading of the underpass between the Redrow and Strode Farm developments. Members did raise concerns regarding the quality of the surface of Braggs Lane. In its current condition Braggs Lane is unsafe for cyclists. It has many potholes, some of which are very deep and wide. It also regularly gets waterlogged. Will it be resurfaced.	
25/02366	Land at Herne Bay Golf Course, Thanet Way A2990	Non-material amendment to planning permission CA/24/02134/VAR for the Variation of conditions 02 (drawings), 05 (FRA), 13 (drawing), 26 (finished floor level) and 27 (FRA) of planning permission CA/22/00026/FUL for Erection of two three-storey and two part-three, part-four storey buildings comprising commercial units (including office/co-working hub/cafe) and residential apartments together with associated highways and parking infrastructure; to allow 3 additional apartments to block J with the removal of 2 commercial units and reduction of parking spaces together with the removal of 6 apartments from block E and increase the commercial space from 170sqm to 540sqm.); to allow the designation of the ground floor commercial unit from cafe to commercial and amend the wording to condition 28 to include Laundrette	13/01/26
		Members objected to this application. Members were very concerned that this would be the loss of another community facility in this development, following the existing loss of the family pub/restaurant. Could another space be found on the first floor of the building to locate the launderette, especially given that the properties are designed for older people and residents will have to transport laundry to and from the ground floor.	
25/02375	1 Chapel Cottages, Bogshole Lane	T1 Ash tree located to the front of the property - 50cm pollard. T2 Ash tree located to the front of the property - 60cm pollard	06/02/26
		Members neither objected to nor supported this application. Members agreed with the Tree Warden's comments. It seems unclear in the photographs which is tree 1. Assume it is the one already pollarded. The adjacent hawthorn will need attention if it is to be a good dense habitat for birds. No objection to pollarding but to keep the tree healthy, it should preferably be done by a professional.	

		No objection to tree 2 being pollarded to keep regrowth away from the overhead wires.	
26/00018	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 9 (accessibility) of planning permission CA/25/00111/RES	06/02/26
		Members neither objected to nor supported this application. Members raised concerns regarding the proposed level thresholds as these properties are situated at the lowest level of the development. There is the potential for these properties to be susceptible to water ingress.	

Any applications submitted prior to the meeting will be considered.

25/02071 Extension of the Crab and Winkle cycle route from Braggs Lane to Crab and Winkle

25/02366 Land at Herne Bay Golf Course, Thanet Way A2990

25/02375 1 Chapel Cottages, Bogshole Lane

26/00018 Strode Farm, Lower Herne Road

Applications approved by CCC:

25/01558 26 Mill View Road

25/01789 82 School Lane

25/02192 2 Herne Street

25/01200 7 Pigeon Lane

To discuss any Highways issues.

Cllr Blatherwick reported that she had received an email today from a resident in Streetfield, which she read to members. She will respond that the parish council is aware of the issues during school time and continues to try and identify possible solutions. Cllr Austin said that he had not had any response from County Cllr Mulvihill regarding the previous highway's issues raised with him. **Action: clerk.**

Cllr Austin reported that he had received a response from Stagecoach bus company confirming that they do not intend to operate a bus route through the Redrow development.

The clerk was asked to contact City Cllr Paget regarding the recent South East Water issues as she had been in contact with them previously. **Action: clerk.**

Meeting closed at 9.15pm.