

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 6th August 2026 at 7.30pm, for the purpose of transacting the following business.

Present:

Cllr Blatherwick (Chairman)

Cllr Binstead

Cllr Checksfield

Cllr Strong

Cllr Wilson

Michele Nicholson (Clerk/RFO)

1. To receive apologies for absence and accept reasons.

Cllr Hill and Cllr Moss. Apologies and reasons for absence were accepted.

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

None were given.

3. To confirm the minutes of the planning meeting held on 2nd July 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.

No members of the public were present.

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

The Clerk's report was circulated prior to the meeting and is attached to the minutes.

Reference	Address	Proposal	Comments on or by
26/01148	46 Herne Street	Conifer located in the rear garden - fell	07/08/26
		Members supported this application. Members commented that the tree posed a significant risk to neighbouring properties due to its overall health, the amount it is leaning, and its close proximity to them. There is a risk that the tree could fall in strong winds. Felling this tree would mitigate this risk.	
26/01169	Ridley Mead, Ridley Close	Three-bay detached building following demolition of existing attached garage	07/08/26
		Members neither objected to nor supported this application. Members raised concerns that this building could become a dwelling, setting a precedent for back door development as has happened elsewhere in the parish. The design, with the provision of two dormer and four Velux windows, is rather elaborate for the sole use as a garage and overhead storage.	

		Members were also very concerned that given the orientation of the garage there would be insufficient turning space for vehicles to access it.	
26/01186	Land at Herne Bay Golf Course, Thanet Way A2990	Non-material amendment to planning permission CA/24/02134/VAR for to the 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 changes to fenestration, roof form, vertical boarding and highways adoption plan	06/08/26
		Members neither objected to nor supported this application. Members made no comments.	
26/01200	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 9 (substation layout) of planning permission CA/24/01689/RES	14/08/26
		Members neither objected to nor supported this application. Members agreed with the comments made by KCC Highways that the plans for the substation layout should include parking for vehicles and any gates to be erected, for assessment. Landscaping should be considered as to whether additional width would be required for any associated parking, to allow for constraints on three sides.	
26/01083	29 Herne Street	Application for Listed Building Consent for external alterations including replacement of all windows from timber to timber to front elevation	21/08/26
		Members supported this application. Members were pleased that the proposed replacement windows were in keeping with the existing windows.	
26/00305	120 Ridgeway Road	Single storey front and two storey side extensions together with detached garage with studio room above and detached single storey outbuilding	13/08/26
		Members objected to this application. Members objected for the reasons submitted before. The site is set within the Herne Conservation Area. The proposals would be deemed a major overdevelopment, with no architectural merit. The development would have a considerable detrimental impact on the visual amenity of the street scene, given that the entire development would be visible from the road. Members were also concerned that the proposed garage would have an impact on neighbouring trees, as highlighted by CCC. There are also concerns that the design of the garage could allow for conversion to a residential property.	

		Objections have been raised by neighbouring residents and the adjoining property. Members recommended the reinstatement of the native hedging, removed by the previous owner.	
26/01245	53 Curtis Wood Park Road	Proposed single-storey front and rear extensions following demolition of the existing rear conservatory	28/08/26
		Members neither objected to nor supported this application. Members made no comments.	
26/01283	The Barn, Goldfinch Farm, Ford Road	Proposed fire escape staircase including new door and window to first floor side elevation	04/09/26
		Members neither objected to nor supported this application. Members raised concerns regarding the siting of the muster station and the potential for conflict with parked vehicles and those accessing the site, especially emergency vehicles.	

Any applications submitted prior to the meeting will be considered.

Applications approved by CCC:

26/00757 5 Sherwood Close

26/00748 Snowcroft, 20 Curtis Wood Park Road

26/00026 The Barn, Goldfinch Farm, Ford Road

To discuss any Highways issues:

Junction of Pigeon Lane and Links Close: the Clerk reported that the parish council had been contacted regarding dangerous and inconsiderate parking at the junction of Pigeon Lane and The Links. Vehicles were not just parking on the junction they were also parking completely on the pavement. Members considered the possibility of installing double yellow lines, but due to insufficient off-road parking for the residents, did not think that this would be suitable. However, members agreed to add the issue of pavement parking to the proposed Neighbourhood Plan.

Action: Clerk.

Meeting closed at 8.40pm