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 Wednesday 30th September 2026 at 7.30pm, for the purpose of transacting the following business.

Present:
Cllr Blatherwick (Chairman)
Cllr Binstead
Cllr Hill
Cllr Moss
Cllr Strong
Cllr Wilson
Joanne McCann (Assistant Clerk)

1. **To receive apologies for absence and accept reasons.**
   None given
2. **To receive declarations of interest on items on the Agenda and requests for dispensations.**
   Cllr Blatherwick raised South Lodge as a declaration of interest which was accepted.
3. **To confirm the minutes of the planning meeting held on 6th August 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.

4. **To receive a report from the Clerk, including any correspondence.**
   The Assistant Clerk reported that the Parish Council had a meeting with Vistry last week, also present was City Cllr Grace Paget and the planning officer from Canterbury City Council. The Parish Council asked again about the anticipated delay to the spine road and the current suggestion that it may not be completed until 2030.
   Vistry explained that discussions are ongoing regarding the planning and delivery of Phases C and D, whilst they are in the pre-construction review. They confirmed that they are considering the logistics of opening the spine road earlier and possibly during the next phase. It was agreed that, at some point, the spine road will need to be opened to accommodate both construction traffic and through traffic. The possibility of bringing the opening of the spine road forward is therefore being considered, although no revised date or firm commitment was provided. They are hoping to give us an update in December. They did take all our points on board.

   Vistry currently have 100 occupied properties on the Lower Herne site, with 132 (all of phase A) due to be occupied by March 2027.

   Phase C and D are due to start January 2027. 50/50 split between affordable and open market. 20% affordable, 30% shared ownership - delivered through Places for People, 50% open market.

   They were thanked for progressing the closure of Agar Avenue, where they will be reinstating the streetlight and moving the bus stop.

   Cllr Blatherwick stated that some of the Dandara houses are also now occupied, we are currently unaware of how many, but they will count towards the housing occupations to trigger the spine road.

The Assistant Clerk also reported that a member of the public had reported that there are no warning signs for horse riders on Lower Herne Road even though there is a bridlepath and livery there. Now there has been increases in traffic warning signs would be helpful. So the Parish Council are having a meeting with KCC in October to try and progress this.

Reference	Address	Proposal	Comments on or by
26/01461	South Lodge, 50 Herne Street	T1) Ash tree - 25% crown reduction with overhanging branches to the property and garage, T2) Sycamore tree - fell, T3) Ash tree in garden reduce the crown and overall spread by 25%, T4) Ash reduce crown and overall spread by 25%	
		Members neither objected to nor supported this application. Members made no comments.	
26/01308	29 Ridgeway Road	Porch to front elevation	09/10/26
		Members supported this application as it enhances and improves the existing property.	
26/01505	Strode Farm, Lower Herne Road	Details submitted pursuant to condition 6 (Phasing Plan) of planning permission CA//15/01317/OUT	16/10/26
		Members neither objected to nor supported this application. Members made no comments.	
26/01444	Canterbury Garden Centre, Canterbury Road	Engineering operations including the erection of kiosk	09/10/26
		Members supported this application. Members were pleased as it supports local business.	
25/02054	46 Herne Street	Single-storey rear extension (amended drawings)	20/11/26
		Members neither objected to nor supported this application. Members made no comments.	
25/02094	Shelford Farm Estate, Broad Oak Road	Proposed data centre building and compound, engineering operations, fencing, parking and associated works	
		Members objected to this application. Cllr Strong initially did not think that the Parish Council should comment on this application as this is geographically outside of the Parish area. However other members felt that this application, if approved, would have an impact on the Parish especially through the construction phase. Cllr Moss prepared a report which was circulated to members before the meeting. Reasons to oppose include increased traffic and lorries especially through the construction phase	

		which will have a large impact on our residents. Suitability of the landfill site as a data centre when no excavations on ground conditions have taken place. Water consumption especially considering the issues the Parish has sustained this summer, and with many new housing projects in the vicinity putting more pressure on utilities. The effects on wildlife with Thorden and West Blean Woods in close proximity. The 24 hours of operation and the noise that it will generate. The longevity of the methane production and what will happen if this becomes not enough to power the site. The Applicants suitability with no previous experience demonstrated in this area.	

Any additional applications submitted prior to the meeting will be considered.

Applications approved by CCC:
26/01148 46 Herne Street
26/01083 29 Herne Street
26/00973 Strode Farm, Lower Herne Road
26/00305 120 Ridgeway Road
26/01245 53 Curtis Wood Park Road

To discuss any Highways issues:
Public Footpath CH23: order to temporarily close to allow construction of new path. Diversion will be in place. The Assistant Clerk will speak to KCC to clarify if path is closed or diverted?
Cllr Strong informed members that there had been another accident at the grass triangle at Broomfield Pond. This was due to cars being parked on the triangle and reducing visibility into Ford Road. The Assistant Clerk reported that the Clerk has been trying to get a response from KCC regarding cultivation licences and is still waiting for a response despite contacting them several times.
Cllr Blatherwick confirmed the water leak in Chapel Row has been repaired.
Cllr Wilson asked if there was an update regarding the scaffolding erected at Forge House, Albion Lane. The Assistant Clerk will ask the Planning Officer again if there was an update and will report back to members.

Meeting Closed 8.28pm