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 November 2026 at 7.30pm, for the purpose of transacting the following business.

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

1. **To receive apologies for absence and accept reasons.**
   Cllr Binstead
2. **To receive declarations of interest on items on the Agenda and requests for dispensations.**
   None given
3. **To confirm the minutes of the planning meeting held on 30th September 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 Clerk had received a complaint about speeding in Hunters Forstal Road, and they had requested speed humps. The Clerk then contacted Kent County Council for speed data, and over the past year the average speed was 27mph, which is under the 30mph limit.
   There have been complaints received regarding temporary fencing installed along Lower Herne Road. This has been reported to Vistry, CCC and KCC. Vistry have stated that they are going to review the location of the fencing and will move it if it's been incorrectly sited.
   The Clerk has chased KCC regarding the cultivation licence and copied in County Cllr Mulvihill and Jennie Watson (KCC Community Engagement Team Leader) and is hoping for a response.

Reference	Address	Proposal	Comments on or by
26/01634	Bleangate Bungalow, Braggs Lane	Single-storey rear and first floor extension.	13/11/26
		The Committee were in support of this application. It does not harm the rural character of the area and does not overshadow or overlook any other property due to its location in Braggs Lane.	
26/01666	11 Sherwood Close	Two-storey front extension	13/11/26
		There is existing precedent within the close with the property opposite for a double height extension to the front. The scale of the extension is not excessively large	

		and will not dwarf the existing property or neighbouring houses. It also replaces the existing flat roof to the front of the property. The Committee were did not support or object to the application.	
26/01684	The Paddocks, Ford Road	Details submitted pursuant to condition 6 ii (archaeological watching brief) of planning permission CA/23/00857/FUL	
		No comments were made.	
26/01726	Ridley Mead, Ridley Close	T1- Holly Tree on rear boundary to prune back side overhanging neighbouring driveway by up to 3 metres.	27/11/26
		The Committee supported the application to prune back the holly tree so it was no longer overhanging onto the neighbouring property.	
26/01746	Land at Herne Bay Golf Course	Details submitted pursuant to condition 21 (Materials) for block J of planning permission CA/24/02134/VAR	16/12/26
		No comments were made.	
	The Links	A proposal for a 110-place nursery	
		Cllr Blatherwick reported that the Parish Council had been approached by George Wilson regarding siting a 110-place nursery at the Links. The Committee raised several concerns particularly in relation to its size, location, highway safety and environmental impact. **1. Size and demand for the nursery** The proposed nursery, which would accommodate over 110 children, is considered excessively large, particularly at a time when birth rates are declining. The effects also on existing childcare businesses in the Parish. **2. Highway safety and access** The proposed location is adjacent to a road with a 40mph speed limit, with the A299 also in close proximity. There are concerns about the safety of young children and families accessing the site. **3. Traffic generation and accessibility** Given the proposed capacity of over 110 children, the development could generate significant additional traffic. This could mean close to 110 vehicles making drop-off and collection journeys. **4. Loss of protected land and wildlife habitat** The proposed development would result in the loss of land that currently has a designated status and is protected. This not only sets a dangerous precedent, but this land is extremely important for local wildlife and biodiversity, as well as providing an essential green corridor. **5. Ground stability and impact on neighbouring properties** There are concerns about the ground conditions and stability of the site, particularly given its sloping topography. The land is under considerable ground pressure and there were issues with stability when the reinforcement was	

		made to the bank originally. There are concerns that development, excavation or changes to the land could affect the stability of the slope and potentially compromise the foundations or structural integrity of the residential properties nearby. **6. Parking** The proposed development would result in the loss of the additional car parking spaces. These spaces are already required to accommodate existing parking demand, even without the proposed nursery. This raises the question of where the vehicles currently using these spaces would be expected to park. The roads nearby - Pigeon Lane, Strode Park Road, Bowes Lane all have no provision to take more on road parking of vehicles.	
26/01754	Little Orchard, 81 Mill Lane	Single story rear extension, porch to front elevation, dormer to North West elevation, roof-mounted solar panels to South East elevation, cladding to all elevations together with single-storey detached outbuilding	27/11/26
		The Committee raised several and objected to the application. This was because the proposed alterations would completely change the appearance of the property. The extensive use of black materials across both the walls and roof would create a stark and significant visual departure from the traditional materials and colours that currently characterise the property. This therefore contradicts Policy DBE6 of the Canterbury District Local Plan 2017, which requires alterations to be compatible with the character of the original building, including the choice of materials, and not to be detrimental to the amenity and character of the locality and streetscape. Additionally under the National Planning Framework identifies that development should be visually attractive, sympathetic to local character and history, which this is not. The Committee also had significant concerns regarding the proposed detached outbuilding and whether its intended use is genuinely ancillary to the main dwelling. The application describes the building as an office/outbuilding, the proposed internal accommodation includes a kitchen, a bathroom with shower, a lounge/living area and a separate store which could readily be converted or used as a bedroom. Taken together, these facilities would provide everything required for independent residential occupation. If this was to be approved, then enforceable planning conditions would be necessary to prevent independent residential occupation. The Canterbury District Local Plan specifically	

		identifies the potential harm caused by residential intensification and back land development. The proposed building would also use the same black weathered cladding and black standing-seam roofing as the main development. This would introduce a substantial additional structure with a contemporary appearance that is not sympathetic to the existing property or the surrounding area. The Committee consider that the proposal raises substantial concerns under the Canterbury District Local Plan, particularly paragraphs 8.27, 8.45 and 8.48.	

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

Applications approved by CCC:
26/01461 South Lodge 50 Herne Street
26/01186 Land at Herne Bay Golf Course, Thanet Way
26/00974 Strode Farm, Lower Herne Road
26/00370 Forge House, Herne Street
25/02094 Shelford Farm Estate, Broad Oak Road
26/01169 Ridley Mead, Ridley Close
26/01283 The Barn, Goldfinch Farm, Ford Road
26/01444 Canterbury Garden Centre, Canterbury Road
26/01308 29 Ridgeway Road

To discuss any Highways issues:
Mill Lane: Annual Parking Review undertaken by CCC to extend the double yellow lines at Mill Lane / School Lane junction. The Committee agreed to the proposal to stop issues with parking where the children cross after school.
WOW Parking Initiative: The Assistant Clerk reported that both schools have been contacted about the possibility of running a Walk to school on Wednesday initiative. County Cllr Mulvihill is willing to cover the costs involved for resources and we will monitor over the three months to see if this has a positive impact on school parking.

Meeting Closed 8.36pm