

HERNE & BROOMFIELD PARISH COUNCIL

Parish Office, Herne Mill, Mill Lane, Herne, Herne Bay, Kent CT6 7DR

Tel: 01227 742700

Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Mill, Wootton Room, on 17th August 2017 at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Taylor, Cllr O'Donnell, Cllr Moore and Cllr Sargent.

Not present: Cllr Harvey, Cllr Mitchell

- 1) Apologies for absence were received from Cllr Harvey and Cllr Mitchell.
- 2) To receive declarations of interest on items on the agenda. Cllr Blatherwick 17/01793, the applicant is known to her.
- 3) The minutes of the planning meeting held on 20th July 2017, were agreed as a correct and accurate record.
- 4) Matters arising. None

Public Adjournment. Residents wishing to speak need to confirm they are registered electors in this parish, by giving their name and addresses.

Mark Quinn and Hugh Evans attended with details of their application for 17/01756

Planning Applications discussed

17/01296	Golf Course	Golf Course phase 4	01/08/17
Members totally agreed with all the points raised by KCC Highways. Also those by Stagecoach, as this development is not sustainable without a bus service. The big issue is a footpath to H B High, this of huge importance for the safety of both school children and those accessing the Sports Centre. Consideration also needs to go to linking it with the proposed Hollamby development to the south. Members thought a roundabout would better serve the exit onto Bullockstone Road and they also queried why there were no details of the bus gate, as it was understood access onto Bullockstone Road would be limited from the development and not a through route for the whole site, which would become a rat run.			
17/01756	Golf Course	119 apartments, business use etc Mark Quinn and Hugh Evans to attend.	04/09/17
The loss of commercial use, whilst regrettable, is understandable. Members were pleased that there was going to be provision of 1 bed flats at a cost of £100,000, to enable, particularly young people to get on the housing ladder and also 2 bed flats which could well be of interest to people who wish to downsize. It is hoped that adequate insulation for soundproofing between each flat, will be a major consideration, and also from the outside as the location is between two main roads. It is understood that the flats will have a sprinkler system which is welcome. Members felt a fitness centre and gym would be popular for those locally, especially if it was within walking distance. This combined with some retail shops on the ground floor to meet resident's needs was beneficial. The height of the 4 storey blocks was a concern, although members liked the proposed design; as these could be quite overbearing at the entrance to this particular phase (site A) of the build and if permission is granted to put an additional dwelling on the open space on the other side of the entrance road (app 17/01703), it would close the whole entrance down and detract from the openness, as well as resulting in mature trees being removed. If trees are removed members would prefer to see some replanting in that area.			

The relocation of the pub is understandable and members thought that this was a better location for it. Overall members liked the designs submitted and the light colours used Members supported and agreed with the response made by KCC Highways they would also like to see a bus route through the site. The scheme should have the maximum amount of tree planting as possible to soften the built environment. What provision is being made to look after the landscaped areas following completion of the build.			
17/01736	75 Albion Lane	Pair semi-detached bungalows	28/08/17
The committee object to this application as it is overdevelopment of the site, the proposed bungalows are a poor design, the single dwelling is long and thin and is not a good layout. The pair of semidetached are not considered to be a suitable size for 4 bedrooms, and there is not enough parking for two 4 bed dwellings with a possible 16 occupants and there is no on street parking as there are double yellow lines on both sides of the road. A pair of semi-detached dwellings over the whole of the site would be more acceptable. Room sizes need to comply with design standards. This proposed development is totally out of keeping with the streetscene and will urbanise a semi-rural area. It is 1.5 miles to the train station therefore that is not a sustainable form of transport from this site, the local schools are already oversubscribed. This application does NOT enhance and contribute to the appearance, character and social mix of the immediate area. Does NOT compliment or enhance the surrounding neighbouring developments. This application should be refused.			
17/01703	HB Golf club	Two storey dwelling	25/08/17
Members objected to this application This proposal will detract from the overall appearance of the open entrance into this phase of the development. It needs to be looked at in conjunction with App 17/01756. If this application for a single dwelling is granted together with the application for 119 apartments etc, it will be overbearing, especially as the proposal, on the opposite side of the entrance road, is for 4 storey dwellings. There is no indication on the plans submitted 17/01756 of this proposal, it is shown as open space with trees and members feel this should be retained. It will make this entrance dark and detract to the openness of the development, it should be left as green space and the trees retained. This area will aid natural surveillance and therefore a development here will make the area less secure. The side of the property will need to be fenced and this will narrow the whole area down.			
17/01796	6 Ridgeway Walk	Request fell 4 dead trees in rear garden	01/09/17
The parish council were wondering why all 4 of these trees have died? If they are to be felled we request that 4 new trees are planted in their place.			
17/01793	44 Ridgeway Road	Three storey detached dwelling	01/09/17
Members objected to this application. It is a 3 storey dwelling and the increased ridge height will be overbearing on the streetscene, it will cause overlooking issues to properties in Albion Lane.			

There will be a loss of amenity and privacy to those dwellings. This is a semi-rural area and it would be prominent on the streetscene. It would suit the original application granted, much better.

Any applications received prior to meeting will be discussed.

Appeals None

Correspondence received. None

Applications Approved by CCC:

17/01442	Meadow View
17/01309	36 Honeysuckle Way
17//00748	27 Hawe Farm Way
17/01163	4 Albion Close Single storey Extension

CCC planning applications refused None

Applications Withdrawn None

To discuss any Highways Issues. None

Meeting closed 9.40pm