

HERNE & BROOMFIELD PARISH COUNCIL

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Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Mill, Wootton Room, on 20th April 2017 at 7.30pm for the purpose of transacting the following business.

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

- 1) Apologies for absence. None
- 2) To receive declarations of interest on items on the agenda. All, The Glade, personal.
- 3) The minutes of the planning meeting held on 16th March 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.

Planning Applications discussed

17/00608	71 Albion Lane	Proposed detached single storey dwelling	05/05/17
Parish Council Planning Committee objected to this application. They consider with only 17 mtrs between new and existing it does not give sufficient space. It is a tandem development which is contrary to CCC own Guidelines to Residential Intensification. It will be detrimental to the amenity of neighbours and the existing property. It will introduce noise to the rear of this property, where there is currently none. It is overdevelopment of the site.			
17/00635	36 Honeysuckle Way	Proposed 2 storey dwelling	21/04/17
Members objected to this application. They have concerns about the amount of light into the property, it will be a lot less than it has currently. It is architecturally wrong and will alter the streetscene, it very visual from the footpath. It will have a detrimental impact on neighbours. A conservatory is being replaced by a two storey extension, which will be very overbearing and not in keeping. A member of the parish council will speak at committee should the officer be minded to approve this application.			
17/00134	Land on Canterbury Rd opposite Canterbury Garden Centre	4 x semi-detached 3 storey dwellings	21/04/17
The Committee objected to this application. The proposal to erect three storey dwellings on this site, by virtue of its location outside of the built confines of the identified urban areas or villages, would represent a harmful and unsustainable form of development in a rural location, which would be detrimental to the character and appearance of the adjacent Conservation Area, The Blean Special Landscape Area, the rural environment and the visual amenities of the locality, without any overriding justification being provided that would outweigh the harm caused. The application site is located in Herne Common, a hamlet located outside of the built confines of Herne. The vicinity of the application site is rural in character and has few properties in the immediate vicinity. The proposed development would result in an intensification of undesirable sporadic			

development within a rural area, which can be considered to be detrimental to the rural character of the locality.

The application site is located in Herne Common, which is located outside of the urban area of Herne Bay as shown within the proposal map of the Canterbury District Local Plan. Paragraph 2.56 of the Canterbury District Local Plan identifies the villages within the district that are suitable for minor and infill development. In terms of the emerging Local Plan, the Rural Settlement Hierarchy does not identify Herne Common as a local centre, village or hamlet and therefore according to Policy SP3 of the emerging Local Plan, the proposed development is outside the rural allocation land.

As the application site is located outside of the urban boundary of Herne Bay as set out within the proposal map and is not a local centre, village or a hamlet identified as suitable for residential development, and does not meet a local identified need, the proposal is contrary to both the National Planning Policy Framework and adopted and the emerging Local Plan policy.

The development therefore represents an unsustainable form of development, poorly related to local services and facilities

The scale, bulk and mass of the dwellings would be out of keeping in the area.

Additional traffic accessing onto the busy A291, which is currently listed as a black route, due to the number of accidents at this location and close by, is not acceptable.

This development would result in a prominent and intrusive form of development that fails to preserve the established rural character of the area.

The adopted CDLP sets out a strategic approach to new housing development, with development to be focused within urban areas, and paragraph 2.13 stating that new dwellings outside villages will not be acceptable unless there are exceptional circumstances. Policy SP4 of the emerging local plan, takes a similar approach, with new development to be focused in the urban areas, and in the open countryside development will normally be limited to housing for rural workers. Policy SP1 of the emerging includes a presumption in favour of sustainable development, against which development in rural locations should also be considered.

The approach taken in both the adopted and emerging plans is consistent with the NPPF which states that in rural areas, housing development should reflect local need and isolated homes in the countryside should be avoided unless there are special circumstances.

The development of this site would result in the coalescence of development and undermine the rural character and appearance of the area.

There is a bus stop close to the site, but there are very limited shops and services within walking distance of the site. Canterbury Road, with a 50mph speed limit and large volumes of traffic is not attractive to cyclists and due to this, the development would likely be car dependent, and is considered to represent an unsustainable form of development which is not supported by policy H1 of the adopted local plan and is contrary to policies SP1 & SP4 of the emerging local plan, as well as the principle of sustainable development at the heart of the NPPF.

The Council's guidelines on residential intensification set out that new development should follow the character of the area, particularly in well-established residential areas where houses fronting the road with an established building line are the norm. It goes on to state that the height, form and footprint of proposed buildings should be similar to that prevailing along the road frontage. Although this development does not front the road it will be extremely intrusive and will alter the character of the area.

The site is immediately adjacent to the Herne Conservation Area and is within the area of High Landscape Value. The rural surrounds to the conservation area is important to its character. As the development of this site would undermine this rural character, it is considered that the development would result in substantial harm to conservation area and its setting.

The proposals would represent a visual intrusion into the countryside, with the erection of three storey dwellings, of a very urban design; together with the domestication of an area of countryside within the SLA.

17/00373	10A Gorse Lane	Separation of Annexe into separate dwelling with single storey ext	28/04/17
Members approved this application.			
17/00748	27 Hawe Farm Way	Proposed roof extension with rear dormer	05/05/17
The Committee objected to this application. This roof extension will result in a significant increase in roof height and the dormer will overlook neighbours. It will be very visible from both Rockingham Place and Hawe Farm Way, and will be much higher than the adjacent properties, having a significant impact on the streetscene and neighbours.			
17/00596	2 Mount View Road	Single storey rear extension	05/05/17
Although not objecting to this application the parish council planning committee felt that this was overdevelopment of the site, which has been extended previously. It is a lot on a small site which will greatly reduce the garden space.			
16/02212	33 The Downings	Amended application	04/05/17
Members approved the amendments			
	36 Honeysuckle Way		
They have concerns about the amount of light into the property, it will be a lot less than it has currently. It is architecturally wrong and will alter the streetscene, it very visual from the footpath. It will have a detrimental impact on neighbours. A conservatory is being replaced by a two storey extension, which will be very overbearing and not in keeping.			
17/00848	The Glade Herne Street	Part conversion and change of use from former care home	26/05/17
Members approved this application.			

Appeals **None**

Correspondence received. Requested felling of Oak tree with TPO on it at Brook Cottage Cllr Davis asked that we object to this. Enforcement, 31 Dean Croft work has been carried out and the case has now been closed. The clerk had received an email regarding a proposal from KCC Highways to sell a piece of unused land, it turned out that this piece of land is close to Eddington roundabout and will be needed for the access to the Strode Farm development should it go ahead. The clerk contacted Cllr Blatherwick, who stated absolutely not! The clerk informed Matt Hogben and he also stated it should not be sold. KCC Council Alan Marsh was also informed. The clerk responded to the request to say the parish council opposed the sale of this land.

Applications Approved by CCC:

15/02753	Land Chapel Row
17/00365	37 Arden Road
16/02423	51 Hawe Farm Way
17/00345	94 Woodrow Chase
17/02715	Herne Bay Golf Club

CCC planning applications refused:

17/00274	5 Spicers Field
17/00129	Land Busheyfields Road
17/00128	Land Busheyfields Road

Applications Withdrawn **None**

To discuss any Highways Issues. Report on planning meeting at CCC re Bullockstone Road. Cllr Blatherwick told members she was very disappointed about the lack of concern from CCC members regarding the safety aspect of the proposals for the road alterations, she had made it very clear when she spoke that this application should not be approved as there was much work that needed to be done on the design and much information that was still outstanding. Much of what was proposed was a departure from standards. Apart from 3 members who agreed with the concerns she had raised, the others voted for grant. The only

addition was that there should be lighting further down Bullockstone Road, however Cllr Blatherwick said this would cause problems as drivers would go from a lit area to an unlit one right on a bend. The lighting will also be intrusive.

One of the concerned residents now has a barrister working on her behalf and she will be all over it. She spoke to Cllr Blatherwick at length and has proposed a meeting between the parties concerned.

Meeting Closed 9.15pm