

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 02/02/17 at 7.30pm for the purpose of transacting the following business.

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

- 1) Apologies for absence, were received from Cllr Blatherwick.
- 2) To receive declarations of interest on items on the agenda.
- 3) The minutes of the planning meeting held on 5th January 2017, 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

CA/16/02930	9 Dove Close	Replacement windows and doors from timber to upvc	03/02/17
Members did object to this application, they felt the change would erode the character and traditional appearance of the property, however they will not attend to speak on the application and would not wish it to go to committee.			
CA/17/00007	2 Selwood Cottages, Hoopers Lane	Single storey ext and retrospective for alterations to front porch following demolition of existing conservatory	10/02/17
Members approved this application.			
CA/17/00062	14 Lindridge Close	Proposed two storey side and single storey rear ext following demolition of integral garage and conservatory	10/02/17
Members objected to this application. They felt it was overdevelopment of the site the massing will be overbearing and will be detrimental to the amenity of neighbours especially no 16, it will also cause a loss of light to this property. The front door of 16 is at the side of the house and currently faces the garage, if this is demolished for a two storey wall it will be extremely oppressive. Members were also concerned about parking issues as this proposal would reduce the number of off street parking spaces. A member of the parish council will attend a planning meeting if this application goes to committee.			
CA/16/02748	83 Windmill Road	Proposed two storey side ext and part two storey part single storey rear ext following demolition of existing garage and store.	10/02/17
Members objected to this application. They felt it would be overbearing and detrimental to the streetscene. It will alter the			

character of the neighbouring properties. It will make this a 5 bed property which will mean an increase in cars and on street parking, on this narrow road. The area will lose the open aspect and will cause loss of vision on the bend. It will close the area down.

A member will attend to speak if this application goes to committee.

CA/17/00128	Land Fronting Busheyfields Road (adj Strode House)	Detached chalet bungalow	24/02/17
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The description that it is vacant land is misleading, this land has for many years been used to graze horses and is therefore agricultural land. Developing this land is likely to cause additional flooding in this area.

The land is within the conservation area and outside the urban boundary.

Members felt that the following reasons for refusal apply.

The proposal to erect a dwelling 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 Special Landscape Area, rural environment and to the visual amenities of the locality without any overriding justification being provided that would outweigh the harm caused. The proposal is therefore contrary to the core planning principles given at Paragraphs 17, 55 and Sections 4, 6, 7, & 12 of the National Planning Policy Framework, Policies H1, BE1, BE7, R6 and C1 of the adopted Canterbury District Local Plan First Review 2006 and Policies SP1, SP4, HD4, DBE3, HE, HE6, LB2 and T1 of the emerging Canterbury District Local Plan Publication Draft.

This land has been subject to previous applications and an appeal and members consider that the reasons for refusal are still sound.

This application would also introduce an increase in traffic on what is no more than a narrow country lane, without footways.

Members also considered that if this application were to be approved it would open the floodgates to a large amount of land along this road, to development, which would ultimately impact on The Blean.

A member will attend should this application go to committee.

CA/17/00129	Land Fronting Busheyfields Road (adj 26)	Proposed detached two storey dwelling	24/02/17
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The description that it is vacant land is misleading, this land has for many years been used to graze horses and is therefore agricultural land. Developing this land is likely to cause additional flooding in this area.

The land is within the conservation area and outside the urban boundary.

Members felt that the following reasons for refusal apply.

The proposal to erect a dwelling 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 Special Landscape Area, rural environment and to the visual amenities of the locality without any overriding justification being provided that would outweigh the harm caused. The proposal is therefore contrary to the core planning principles given at Paragraphs 17, 55 and Sections 4, 6, 7, & 12 of the National Planning Policy Framework, Policies H1, BE1, BE7, R6 and C1 of the adopted Canterbury District Local Plan First Review 2006 and Policies SP1, SP4, HD4, DBE3, HE, HE6, LB2 and T1 of the emerging Canterbury District Local Plan Publication Draft.

This land has been subject to previous applications and an appeal and members consider that the reasons for refusal are still sound.

This application would also introduce an increase in traffic on what is no more than a narrow country lane, without footways.

Members also considered that if this application were to be approved it would open the floodgates to a large amount of land along this road, to development, which would ultimately impact on The Blean.

A member will attend should this application go to committee.

Update on Appeal Hearing. The clerk reported that the hearing will continue at the end of April, the Inspector is hopeful that the planning application for Bullockstone Road will be decided and also requires an update on the Local Plan. There was a lot of information passed to the parish council just before the end of the hearing and this will need to be looked at in detail and comments sent to the Inspector.

Correspondence received. The clerk reported that there had been an inquiry regarding 18 Norton Ave as to whether they have complied with planning conditions this had been passed to planning enforcement.

It had been brought to the clerk's attention that there was a Parking Regulation Review, out for consultation, this information had not been received from CCC until the clerk questioned why the information had not been circulated and an email; was received that morning.

There were quite a few in the parish.

Approved by members were The Meadows & Rye Walk, Lower Herne Road & Blenheim Close, Steed Close, Shepherdsgate & Curtis Wood Park Rd, Ridgeway Road & Forgefields. There were two applications that members wished to object to these were Herne Street and Millview Road, these were considered totally unnecessary.

Applications Approved by CCC: CA/16/0269 5 The Downings Part single and part two storey side and rear ext. CA/16/002790 15 Peartree Road Attached double garage.

CCC planning applications refused: CA/16/02438 15 Ridgeway Road Proposed detached two storey annex with parking following demolition of garage.

Applications Withdrawn None

To discuss any Highways Issues. Cllr Taylor asked about the pavement at junction of Mill Lane & School Lane, it had been marked but not repaired. Clerk will chase.

Meeting closed 8.30pm