

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 10/04/2018 at 7.30pm for the purpose of transacting the following business.

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

- 1) Apologies for absence, were received from Cllr Mitchell and Cllr Sargent.
- 2) To receive declarations of interest on items on the agenda. Cllr O'Donnell 55 Mill Lane.
- 3) The minutes of the planning meeting held on 13th March 2018, 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.

Two members of the public spoke on application for 27 Rye Walk.

18/00526	55 Mill Lane	Variation of condition 2 changes to windows and door configuration	13/04/18
Members did not object to this application, but it appears the application refers to 55A.Mill Lane not 55?			
18/00537	27 Rye Walk	Two storey side and single storey ext with 3 roof lights, demolition of conservatory	13/04/18
Members objected to this application for the following reasons It will be overbearing and oppressive, it is not considered to be acceptable to build right up to the boundary, it is over development of the site and would result in insufficient amenity space. This proposed extension would give a terraced look to the property. Members would prefer to see a single storey extension, (some of the extra space on the ground floor could achieve an additional bedroom), and the extension to be pulled in away from the boundary. There is currently no access out of the back garden and the only access is through the house, to the back garden.			
18/00432	19 Norton Ave	Two storey rear ext	13/04/18
Members objected to this application, being two storey it will block out sunlight to the neighbouring property, it would be acceptable as a single storey extension, it is regrettable that the smaller housing stock is being lost by the addition of extensions.			
18/00495	12 Ridgeway Road	Two storey side ext, single storey rear extension, roof ext with 2 dormer windows roof light to front elevation and dormer to rear demolition of garage and side ext	13/04/18
This is virtually a new build, but it is a large plot therefore members are not objecting, however they do not consider parking for two vehicles to be acceptable for a 5 bedroom dwelling, especially as the on street parking is very limited and causes issue for Ridgeway Farm vehicles who, on many occasions, cannot get access to and from their property. We understand that neighbours at no 14 have issues with the build, the proximity to the neighbouring property, loss of light and overlooking particularly at the rear. We would request that discussions take place with the applicant to try and resolve these issues. Members are also sad to see the loss of a bungalow to a 5 bed property, especially as developers are not being encouraged to build more bungalows.			
18/00456	2 Bramley Gardens	Proposed partial conversion	13/04/18

		of garage with alterations to form ancillary accommodation together with single storey rear ext	
Members approved this application.			
18/00507	Land Orchard Cottage Canterbury Road	Detached two storey dwelling	04/05/18
Members object to this application It is outside the settlement of Herne Bay and outside the village as identified by CCC as being suitable for minor and infill development, it would represent an unacceptable urbanisation, of the area. It would be a harmful form of development in a rural location, poorly related to local services or public transport. It would be detrimental to the conservation area, rural environment and the visual amenities of the locality without any overriding justification being provided to outweigh the harm caused. Members also considered that all previous reasons for refusal (App NO 08/01455) still applied. Access onto Canterbury Road from Curtis Wood Road is also extremely dangerous.			

Appeals None

Correspondence received. None

Applications Approved by CCC:

18/00183	25 Arden Road	Single storey rear ext, demolition of conservatory
18/00157	65 Windmill Road	Single storey side ext
18/00093	St Martins Church	Replacement two stone crosses

CCC planning applications refused None

Applications Withdrawn None

To discuss any Highways Issues. The plans for installation of the new bus lane in Canterbury have been put on hold for at least two years, this is due to services that will need to be moved and the cost of this.

Meeting closed at 9.15pm