

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 13/03/2018 at 7.30pm for the purpose of transacting the following business.

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

Not present: Cllr Harvey

- 1) Apologies for absence were received from Cllr Harvey who is in London.
- 2) To receive declarations of interest on items on the agenda. Cllr Blatherwick 44 Ridgeway Road.
- 3) The minutes of the planning meeting held on 1st February 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.

Residents came to speak about the application for 4 dwellings land opposite Canterbury Garden Centre, which has gone to appeal. The other issue raised was the possibility of a self build of 4 eco houses on land in Braggs Lane opposite the micro brewery.

17/01296	HB Golf Course	Application for approval of access, appearance, landscaping, layout and scale for Phase 4, 102 dwellings of the redevelopment of the former Herne Bay Golf Course pursuant to outline planning permission CA/16/00378/VAR.	14/03/18
Members were disappointed that none of the suggestions put forward by the parish council, when they met with Mr Quinn's representatives, have been included. Comments as follows 1. The loss of existing landscape along Bullockstone Road coupled with the lack of a meaningful landscape edge seeking to re establish the character of the area is a significant weakness. 2. We would have hoped that the footpath was continued to the full frontage of the site, to future proof access and allow for improved pedestrian access. This will be a main route to the high school. 3. The green spaces fail to connect meaningfully with neighbouring landscape sites. It would have helped if the road serving plots 58-63 was located adjacent to plot 44, allowing the green space to link with the perimeter landscape, creating a more substantial and richer landscape statement. 4. Landscape along the spine road lacks clarity. The row of trees seeking to define the route reflect a lack of design rigour and as a consequence, fail to define or edge the main route through the site. 5. The scheme fails to capitalise on existing site character. The design turns its back on the swale and existing tree which are ignored as an integrated design feature. The consequence is the areas of true character are lost and ill defined, transferring them from significant events to be capitalised upon, to backland that will, due to the design, become			

ill kept and under-valued as they are not integrated meaningfully into the scheme.

6. Plots 28-31 are surrounded by roadway due to the desire to isolate affordable houses/apartments. There are many alternative ways of linking this area, integrating it into the scheme that deliver less roadway and are more sympathetic to the site character.

7. There are a number of narrow landscape strips particularly behind plots 13-18 which deliver little value.

Members understood that a bus gate was to be installed to stop rat running through the development, but there doesn't appear to be any details on that? Also there was to be a roundabout at the entrance from Bullockstone Road, which we felt would be preferable to a T junction.

There is a great deal of development planned for this whole area, which in itself is going to have a significant impact on the existing village, the parish council has desires to ensure that development is the best that can be achieved, for the residents moving into the new properties and that they have pleasant outlooks and an area to live that they feel proud of, we wish to see a development that will generate a sense of community, not one that becomes a dormitory area.

18/00278	44 Ridgeway Road Herne	Variation of condition 02 (drawings) of planning permission CA/17/01793/FUL for proposed three -storey detached dwelling with 4 no. roof lights and dormer window to front elevation to allow extension of ground floor.	16/03/18
Members still feel this is overdevelopment of this plot and it will be overbearing. They have queried the accuracy of the drawings and request that you could check these. They object to extending the ground floor.			
18/00309 Amended	300 Canterbury Road	Proposed 2 no. semi-detached chalet bungalows following demolition of existing bungalow	16/03/18
Members consider this is over development of the plot causing crowding. There is little amenity space and possible impacts of noise and overlooking of neighbours. There are also access issues with this being on a busy road and poor visibility when exiting the plot. Canterbury City Council has a Local Plan in place and has had other sites brought forward for development, these small sites are not required. Members do not consider that this type of development should be considered.			
18/00344/ LB	Grove Farm House	Application for listed building consent for replacement of door and window with window to North-West elevation.	23/03/18
Members approved this application.			
18/00360	4 Silverdale Drive	Proposed use of garage as ancillary living accommodation and provision of additional parking	23/03/18
Members approved this application.			
18/00413	5 Peartree Road	Proposed first-floor front and	06/04/18

		single-storey rear extensions.	
Members approved this application.			
18/00454	39 Peartree Road	Single storey rear/side ext following demolition of conservatory	13/04/18
Members approved this application.			
18/00469	25 Dean Croft	Single storey side & rear ext following demolition of garage	13/04/18
Members approved this application.			

Appeals None

Correspondence received. Jeremy Baker has raised the issue of a Consultation on Major Road networks in England and the parish council have been asked to support CCC and KCC in their attempts to add the A28 to this scheme. This was agreed by members.

Applications Approved by CCC: 17/02812 Owls Hatch Solar Farm Siting of a welfare facility container and re-siting of the spares storage containers.
17/02343 High Rews Herne Common Two storey detached dwelling .
18/00014/VAR 75 Albion Lane Variation of conditions 02 (drawings) and 03 (parking) of planning permission CA//16/02176/FUL for the proposed 2no 4 bedroom dwellings with associated parking following demolition of existing dwelling; to allow removal of chimney from plot 1 and addition of integral garage to plot 2.

CCC planning applications refused None

Applications Withdrawn None

To discuss any Highways Issues. The clerk reminded members of the issue of pavement parking in Peartree Road, members considered it a Highways and CCC issue. Hopefully Cllr Sonnex may come up with a solution.

Meeting closed 9.30pm