

HERNE & BROOMFIELD PARISH COUNCIL

Parish Office, Herne Centre, Herne, Herne Bay, Kent CT6 7AP

Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Centre on Thursday 20th June 2019 at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Mitchell, Cllr Day, Cllr Harvey, Cllr Davison and Cllr O'Donnell

- 1) Apologies for absence from Cllr Hill who is working
- 2) To receive declarations of interest on items on the agenda. None
- 3) The minutes of the planning meeting held on 28th May 2019, were agreed.
- 4) Matters arising

Public Adjournment

A resident spoke on application 19/01016 Land rear 67 & 69 Broomfield Road

Cllr Blatherwick spoke to members about being available to attend CCC planning meetings when the council has objected, all members were given the list of dates of CCC meetings.

19/01028	30 Mill View Road	Single-storey rear ext	28/06/19
Members approved this application			
19/01048	1 Rose Cottages, Canterbury Road	Part two-storey, part single-storey side ext following demolition of double garage	05/07/19
Members approved this application			
19/01016	Land rear of 67 and 69 Broomfield Road	Proposed dwelling with associated off-street parking	28/06/19

The Parish Council Planning Committee objected to this application and if it should go to committee a representative from the parish council will attend to speak.

Reasons for the objection as follows.

Broomfield Road is characterised by dwellings of varied architectural design and style, this proposed development, the land is garden land and therefore does not comply to the definition of previously developed land as set out in NPPF. The NPPF clearly identifies private residential gardens in built up areas as being exempt from the definition of previously developed land.

It is backland development is contrary to CCC's Guidelines on Residential Intensification, it will seriously impact on 67 & 69 Broomfield Road as well as that of the property to the rear, 14 Sherwood Close. The Scale and Massing of the proposed dwelling is totally unacceptable and will be detrimental to the amenity of the near neighbours, this is introducing noise to an area which it currently doesn't have. The NPPF states development should improve the character or quality of the area, which this development doesn't do.

Although there was consent for development of this plot in 1988 renewed in 1993, it is understood that when a similar application for 61 Broomfield Road was made, officers considered that there had been substantive changes to both the national and local planning policies, officers considered that a new dwelling in the location would not conform with the prevailing character and pattern of the area, the introduction of a dwelling house would be harmful to the character of the area. Tandem development results in new built form that has little or no visual connection to the existing area.

There is an unacceptable loss of privacy for the nearby neighbours.

This application requires the removal of existing mature trees which the parish council is

reluctant to see happen.

Therefore the parish council considers that the proposed development represents an undesirable form of backland development, out of keeping and unrelated to the prevailing pattern of development in the area. It will lead to noise and disturbance being imposed upon the amenities of the neighbouring residential occupiers by virtue of the comings and goings of vehicles accessing this development.

There are also concerns that this will set a precedent and open up more land for development.

19/01005	13 Hunters Forstal Road	Part single-storey, part two-storey rear ext together with first-floor side and rear ext	02/07019
Members approved this application			
19/00994	21 Peartree Road	Move garden wall to boundary line at rear and side elevation, two storey side ext	05/07/19
Members approved this application			
19/01154	4 Ridgeway Road	Side & rear ext, new roof incorporating dormers, roof lights to side elevations	12/07/19
Members approved this application			
19/01167	33 Lower Herne Road	Replacement garage	12/07/19
Members approved this application			

Appeals **None**

Correspondence received. None

Applications Approved by CCC:

19/00769	2 Ridgeway Walk
19/00768	41 Ridgeway Road
19/00219	15 Ridgeway Road
18/02295	The Manor, Park Place

CCC planning applications refused **None**

Applications withdrawn 19/00646 34 School Lane

To discuss any Highways Issues. Request for public meeting re Bullockstone Road and pc response to consultation. Members discussed the issues and the clerk informed them that Roger Gale MP, Ward and County Councillors and Highways were willing to attend on 30th August at 7.30pm, a meeting will be advertised in the next newsletter.

Meeting closed 9.45pm