

HERNE & BROOMFIELD PARISH COUNCIL

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Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Centre, on 2nd January 2020 at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Hill and Cllr Davison.

- 1) Apologies for absence received from Cllr Day, Cllr Harvey and Cllr O'Donnell.
- 2) To receive declarations of interest on items on the agenda. Cllr Blatherwick, person interest 19/10246
- 3) The minutes of the planning meeting held on 31st October 2019 were agreed as a correct record.
- 4) Matters arising. The clerk reported that Cllr O'Donnell would attend CCC Planning meeting to speak on 9 Blenheim Close.

Public Adjournment

2 residents spoke on App 19/10246

19/02198	17 Arden Road	First floor side extension	02/01/20
Members objected to this application, they felt it was detrimental to the visual amenity of the streetscene due to its bulk and massing of the proposed development. Members do not wish it to go to committee to speak..			
19/10052	72 School Lane	Single storey rear ext demolition of existing single storey rear ext	10/01/20
Members approved this application.			
17/02907	Land South Greenhill Rd	Outline app 450 dwellings	03/01/20
Members raised concerns regarding Highways issues with this application. Members have real concerns regarding the development proposed at Greenhill, the density, the very small gardens and the fact that the properties proposed nearest the A299 (probably the affordable housing), will not be able to have windows open due to high pollution levels. Herne already has high pollution levels with poor air quality and this development will increase traffic going to Canterbury, through the village. If this development goes ahead before the BRIS, there will be traffic chaos especially as Bullockstone Road will be closed for some considerable time for the improvements to be implemented and that will mean using either Thornden Wood Road (not ideal) or Herne Village. It is understood that CCC planning are required to take into account air quality issues when determining an application. There has been no consideration given to the high pollution levels in Herne Village and the poor air quality, when looking at this application. The Bullockstone Road improvement scheme is the only way that the air quality can be improved and this needs to be in place before this development is allowed to start. There are also the issues of the improvements required at Greenhill roundabout, these also need to be in place before the development commences. The main distributor road would need to have double yellow lines as if it is only 6.75mtrs wide, on street parking will cause difficulties. Properties should not front onto the distributor road, for safety reasons. The area is prone to some flooding and there is provision for attenuation ponds and swales which is a cause for concern as these are family homes. Perhaps garages could be changed to car ports which will ensure they are used for parking and not storage.			

As stated the biggest concerns are highways related and the impact this development will have on Herne and Greenhill.			
19/10175	68 Windmill Road	Single storey front extension	17/01/20
Members approved this application.			
19/10100	121 Margate Road	Single storey ext to front	10/01/20
Members didn't object to this application but did query the fact it was in front of the building line.			
19/10246	57 Herne Street	Outline application for detached dwelling, with all matters reserved.	03/02/20
Members objected to this application Although trees are to be protected, the excavations required to provide the retaining wall for the car park, will undermine the tree roots and as a result could well kill the trees. One of these is an elm, which is not diseased and it would be a great shame to lose it. The Highways issues, re access and sightlines still apply, as the pillars restrict vision splays and are not both in the ownership of the applicant, it will be difficult to get the sightlines that Highways specified previously. Visibility towards Albion Lane is virtually non-existent due to the shrubbery at the junction with Herne Street. Also the applicant may well need to cut into the bank of the land on the corner of Albion Lane, which is not in their ownership. The application states that the new property is opposite a row of terraced buildings, this is not the case, it is opposite a Grade 11 listed building, the proposed development will have an impact of the setting of this Grade 11 listed building. It will also cause overshadowing and loss of light, to this dwelling, due to the height of the proposed 4 bedroomed house. The parish council wish to see a full planning application and not an outline one, with virtually no detail. Herne has a problem with air quality, which CCC need to take into account when looking at applications for new properties, and the trees within the village do help to reduce this, so any likelihood of trees being removed or killed off is just not acceptable. Members were also concerned that building on this plot would exacerbate the amount of water and flooding that occurs during heavy rainfall. The actual building of this proposed property will cause major issues in the village and it will generally be detrimental to the amenity of the neighbours.			

To discuss any updates on Air Quality in Herne. Proposed mast in Curtis Wood Park. The clerk reported that a response had been sent to Waldon's.

Appeals

Correspondence received. Waldon application for mast at Curtis Wood Park

Applications Approved by CCC: **19/01746** **44 Ridgeway Road**

CCC planning applications refused

19/01927	1 Rose Cottages Canterbury Road
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Applications withdrawn

09/01217	Vet Unit	Herne Business park Variation of condition 7
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This is due to a previous application in 2010 to change the hours of operation.

Meeting closed 9.30pm