

HERNE & BROOMFIELD PARISH COUNCIL

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Draft Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Mill, Wootton Room, on Thursday 03/01/13 at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Day, Cllr Harvey, Cllr Hobbs, Cllr Moore and Cllr Taylor.

- 1) Apologies for absence were received from Cllr Sargent who is ill.
- 2) To receive declarations of interest on items on the agenda. Cllr Harvey and Cllr Moore, who both have a personal interest.
- 3) The minutes of the planning meeting held on 6th December 2012, 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.

None in attendance

Planning Applications discussed

Application No	Address	Details	Comments by
CA/12/02097	Altira Park	Erection of foodstore & petrol station	07/01/13

Cllr Blatherwick told members that she and the clerk had met with the senior Highways Officer to discuss this application and to raise concerns about the traffic side of things. Following this meeting an email has been received from the officer stating that she agrees with the developers conclusion that the roads and junctions within the immediate area will operate within capacity and that adding an extra lane at the junction of the Boulevard and Margate Road will enable the roundabout to flow satisfactorily.

The parish council planning committee did not object to this proposal, although there were concerns raised. If this development is given consent, then, once again Canterbury City Council, is ignoring the Local Plan, this land is not allocated for retail use. Will this set a precedent for further retail development to proliferate in this area, to the detriment of the Herne Bay traders? There are concerns regarding the huge increase in traffic that this development will generate, whether the existing roundabout will be able to cope with that amount of traffic and the possibility of tail backs onto the A299. The original land allocation was for industrial type units, which would have generated much less traffic. There is also the issue of future development of the rest of the site and the traffic issues relating to that.

The parish council would like to see signage installed for local shops, as there have been concerns raised by the local shop keepers that they will lose business and may have to close.

There are concerns regarding light pollution and we would wish to see this kept to an absolute minimum, for both the store and the petrol station. The cycle and pedestrian access is not ideal, especially for residents who may walk from the Broomfield area. Some pedestrian access from the northern side of Margate Road, from the bridge, could be helpful in addressing this.

The other issue is the Environmental Survey, comments as listed below:

2.2 The biological records for a 3km radius from the site were obtained from the Kent and Medway Biological Records Centre and are in Annex 1. *The K&MBR records shown are not up to date. Absent are the surveys that Carol and Trevor Davis did on ponds in Herne and Broomfield, which recorded Great Crested Newts in the area. They are trained licensed surveyors (by Kent Amphibian & Reptile Group (Krag))*

Site Survey

2.2 The site was surveyed on 19 November 2012 during weather conditions dry, with some cloud cover, a temperature of 10°C and light wind. The aim of the ecological survey was to identify the principal habitat types following standard Phase 1 habitat survey methodology (Handbook for Phase 1 habitat survey, JNCC, 2007(2)). *There are concerns that the survey was done on 19th November 2012. Not the best time for an environmental survey even if just a desktop survey.*

2.3 The site is on the London Clay Formation with some overlying Head deposits. This leads to fertile, nutrient rich topsoil's with woodland, scrub and grasslands dominated by vigorous, coarse grasses and associated coarse herbaceous species. This grassland is usually of low habitat and wildlife value. *Rough grassland is suitable for foraging for amphibians and ground nesting birds like skylarks. These would not be evident in November.*

3.8 Amphibians: The KMBRC records show that there are no records of amphibians from within the site and there are no ponds with suitable connection to the site for amphibians. The recent swales constructed on the site are discussed later. *The Kent and Medway Records habitat map appears to show a pond adjacent to the site on the western side. Refer to the Krag risk assessment. Great Crested Newts forage range is 1 km.*

3.12 The hedge by the north east corner of the application site, in Figures 3, 4 and 5 is mainly blackthorn *Prunus spinosa* and otherwise of low habitat quality. It is thin and bare at the base and has a small field maple *Acer campestre* and a single larger blackthorn. The scrub along the railway line, in Figure 1, is mature, a mixture of native scrub species and some sycamore *Acer pseudoplatanus*, and is probably of reasonably good habitat quality, especially where it is wider on the cuttings and embankments. *Mature scrub, particularly along the railway line should remain undisturbed.*

3.14 The copses and hedges along the A299 were planted some ten years ago when the road was constructed and two areas are shown in Figures 6 and 7. They are a good mix of native trees and shrubs and will develop in to useful wildlife corridors in the future. *Retain and improve boundary hedges as a buffer from the A291 and provide wildlife corridors, nesting sites and foraging routes for amphibians and hedgehogs. Plant new native hedgerows within the site to soften its impact and to link up the 'corridors' for wildlife.*

Correspondence received. The clerk had received details of the Highways &Transportation Day which had been attended by Cllr Blatherwick. An email had been received from Terrace Hill confirming the receipt of the 'wish list' and covering what could be done in the parish, if the development is granted consent. An email had also been received from the senior planning officer Bob Britnell regarding the Wildlife Area in Cherry Orchard. He confirmed that it had always been the City Council's intention that access to this area be controlled and managed and be limited to allow a wild life area to become established, free from human interference, with visits from schools and other small groups having access to it, at times. A boggy area for marsh type plants is acceptable. As the parish council is a responsible body the City Council is happy to leave the management of the area to them, to act, as they see fit.

Applications Approved by CCC: None

CCC planning applications refused: None

To discuss any Highways Issues. The Joint Transport Board were looking at removing the street lights along Canterbury Road from the Manor House to Bullockstone Road, County Cllr Marsh had asked if the parish council agreed with this and was told no, this was a road with limited pavement access, junctions and a public house. It would be dangerous to remove the lighting columns. The clerk had received a call from Cllr Davis regarding Braggs Lane which was being used by heavy lorries to access Blean Woods, and was breaking up badly. This has been passed on to Highways and County Cllr Marsh who has I have arranged for an inspection through our Highways Definition team to see what is required and the time scale to make the road fit for purpose.

Meeting closed 8-45pm.