

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 5th November at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Taylor and Cllr Moore.

Not present: Cllr Day, Cllr Sargent, Cllr Hobbs and Cllr Harvey.

- 1) Apologies for absence were received from Cllr Day who is away, Cllr Sargent who has another meeting, Cllr Hobbs who is ill and Cllr Harvey who is visiting his dad in hospital in London.
- 2) To receive declarations of interest on items on the agenda. None
- 3) The minutes of the planning meeting held on 24th September 2013, were agreed as a correct and accurate record.
- 4) Matters arising. The clerk read out the reasons for refusal for 85 Lower Herne Road.

Public Adjournment. Residents wishing to speak need to confirm they are registered electors in this parish, by giving their name and addresses.

None present

Planning Applications discussed

Application No	Address	Details	Comments by
CA/13/01935	23 Hunters Forstal Road	Loft conversion, dormer to rear and rooflights at front	11/11/13
Although members felt there was little architectural merit to the dormer they did not refuse the application, the clerk was asked to raise the question of noise nuisance to neighbours coming from the new stairs.			
CA//13/01947	225 Canterbury Road	Erection of wall to front	25/11/13
This application was approved.			
CA/13/02035	49 Hawe Farm Way	Erection of 2 storey ext to rear	25/11/13
The committee approved this application but did query possible overlooking and reduced parking space, the clerk will wait until 20 th November to respond in case there are comments from residents.			

Correspondence received. Annual parking review, additional request for yellow lines. The yellow lines requested are for School Lane and Dove Close. Members did not think that the ones in School Lane were necessary and it was agreed that Cllr Moore would ask for residents' views regarding the proposal for Dove Close and report back to the clerk.

The appeal for 65 Strode Park Rd has been dismissed and the clerk read the reasons given by the inspector for refusal.

The main considerations of the appeal related to the impact of the proposed works on the character and appearance of the host dwelling and the effect of the works on the living conditions of the neighbouring dwelling No. 67 regards light, outlook and privacy.

In dismissing the appeal the Inspector found the proposed dormers to be bulky and dominant additions that paid no regard to the scale and character of the dwelling and also considered that they would be prominent in the street view. When seen square on it was of concern that they

would appear as unattractive boxy additions to the skyline. The proposals were regarded as not securing a high quality design as required by the National Planning Policy Framework.

Whilst other dormer extensions were highlighted in the local area the impact the proposal would have was regarded as sufficient to accept that they would unacceptably detract from the character and appearance of both the host dwelling and the surrounding area.

The Inspector also took the view that due to its scale and form the proposed dormer would take sunlight away from the neighbouring property's kitchen, thereby dominating the outlook from this room and allowing overlooking of this room to occur from the bedroom window formed in the dormer. The Inspector therefore also took the view in dismissing the appeal that for these reasons the proposal would have an unacceptably harmful effect on the amenity of occupiers of No. 67.

The clerk had received a couple of enquiries regarding Red Lion House and whether it was a multi occupancy property rather than 4 flats. Planning enforcement has been asked to check. Also reported to enforcement was The Paddocks Ford Road, the development appears to have moved position from that in the application, it also appears to be larger.

The clerk read out an article from CPRE newsletter regarding the Local Plans, it was quite critical of the approach by Canterbury City Council as what is proposed is not considered to be deliverable, whereas Swale Borough Council has based its Local Plan on what they think they can deliver based on the figures for the last 20 years. The clerk had also seen an article regarding the New Homes Bonus, the government has announced plans to divert New Homes Bonus money to Local Enterprise Partnership areas as part of the Local Growth Fund 2015-16. This will significantly reduce the effectiveness of the new Homes Bonus as a creditable incentive for housing development. This could mean that there would be an average council tax rise of 2% to recover the loss.

Applications Approved by CCC: CA//13/01581 3 Peartree Road Single storey ext

Withdrawn None

CCC planning applications refused: CA//13/01622/FUL 85 Lower Herne Rd Dormer Window

To discuss any Highways Issues. Survey from KCC, Cllr Blatherwick and the clerk would complete the survey.

Cllr Moore reported that he had attended the public meeting regarding the changes to proposals for the golf course with regard to a new school on the land. The clerk pointed out that there were safety issues with regards to access to the site for all those who would be attending from the Herne side. The on slip and off slip to the A299 would need to be crossed in order to get to the site. The nearest bus stop is opposite the cemetery. Cllr Moore told members that he was also concerned about a conflict for the use of the sports pitches.

Meeting closed 8.40pm