

HERNE & BROOMFIELD PARISH COUNCIL

Parish Office, Herne Mill, Mill Lane, Herne, Herne Bay, Kent CT6 7DR

Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Mill, Wootton Room, on Tuesday 11th March at 7.30pm for the purpose of transacting the following business.

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

The chairman welcomed back Cllr Hobbs after her period of absence due to ill health.

- 1) Apologies for absence. None
- 2) To receive declarations of interest on items on the agenda. None
- 3) The minutes of the planning meeting held on 18th February 2014, were agreed as a correct and accurate record.
- 4) Matters arising. The clerk reported that the yellow lines in School Lane had been approved.

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

4 Members of the public attended two spoke.

Planning Applications discussed

Application No	Address	Details	Comments by
CA//14/00364	Unit 9 Herne Business Park	Side Extension	17/03/14
Members approved this application			
CA//14/00058	Land adj Huntsman & Horn	Amended plans	09/03/14
Cllr Blatherwick explained that she had looked at this application and asked the clerk to respond as CCC had refused to extend the 14 day time limit. The main change was to the roof line of the row of terraced properties, the ridged areas were now proposed for the rear of the properties instead of the front. The preference was for the original roof line to be kept especially plots 5-7, where the gabled roof line has been moved to the rear. This will make the rear of the properties look like the front and make the properties look less attractive. The committee supported the original application as it was sensitively designed and the overall appearance was attractive, they feel the changes make it less attractive.			
CA//14/00301	18 Norton Ave	Erection of two bedroom dwelling	24/03/14
Members objected to this application on the grounds of parking and surface water issues. A separate dwelling will increase the need for additional parking. Members found it very hard to accept that at 3pm on a school day BSF reported 19 spaces available, as most residents will confirm parking in Norton Ave at school time is impossible. We did wonder if when the survey was carried out BSF took into account spaces on both sides of the road, which means that the road would be completely blocked to larger vehicles including ambulances and does not work in practise. Weekends especially when there is football on at the school and Cherry Orchard there are no spare spaces at all. There are currently issues in surrounding properties regarding the surface water, many of the gardens have been flooded. The new dwelling is likely to exacerbate these problems. The new dwelling will also go over the top of the main drain and this will presumably need the approval of Southern Water.			
Members feel that previous comments made still apply 'Mainly on the parking grounds and noise issues. For the applicant to say parking will be provided in front of one of the existing garages is totally unacceptable, and would make it difficult to access the garage opposite. The parking problems in Norton Ave and Forgefields are ongoing with many complaints received regularly about the parking on double yellow lines etc as well as across peoples driveways, and parking enforcement officers have attended and issued			

tickets. If a new dwelling is built it is likely that there will be two vehicles for this dwelling with no parking provision. The application that has been granted previously makes the property into a 3 bedroom property whereas if a new property is granted permission there will be 4 bedrooms on the same area, which will generate more noise for neighbours. The parish council was disappointed that planning consent was given for the previous application as the area was supposed to be open plan and this will close it down especially in the area of the footpath.

Members have suggested that a site visit by the development control committee would be welcome.

The parish council has received letters and emails of objection from nearby residents. If you do give consent for this new property could you ensure the conditions of the previous grant will still apply.

CA//14/00257/FUL	1 Ridgeway Walk	Conversion of integral garage roof space to provide additional living space.	24/03/14
------------------	-----------------	--	----------

The committee did not object in principle but did wonder if the massing of this proposal would be rather imposing. As there is a large area that is to be built over including the patio, concerns were raised regarding the drainage issues as many residents in that area have experienced flooding of their gardens etc. recently.

There was also a question raised regarding the current use of the property by the childminders and whether there should be a change of use or it should be registered as a business premises? There are two childminders working from the premises with up to 8 children aged under 5 per day.

CA//14/00423/FUL	9 Holding Close	Erection of two-storey side extension following demolition of former garage previously converted into a habitable room.	24/03/14
------------------	-----------------	---	----------

The planning committee approved this application.

They were surprised this was a separate application rather than an amendment to the original

Correspondence received. None. The clerk has written to Colin Carmichael, Ian Brown and John Gilbey asking for parish councils to be treated differently to members of the public when it comes to responding to planning applications and the time limits given. No reply has been received.

Applications Approved by CCC: CA//14/00078/DEM 49 Forgefields, Herne, CT6 7TF
Proposed demolition of a single detached garage.

CCC planning applications refused: None

To discuss any Highways Issues. Pot holes will be repaired as the roads get drier.

Meeting closed 8.50pm