

# HERNE & BROOMFIELD PARISH COUNCIL

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

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Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Mill, Wootton Room, on Thursday 24<sup>th</sup> July at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Hobbs, Cllr Harvey & Cllr Taylor.

Not present: Cllr Sargent, Cllr Day, Cllr Robert Jones and Cllr Moore.

- 1) Apologies for absence were received from Cllr Sargent, Cllr Day, Cllr Robert Jones and Cllr Moore.
- 2) To receive declarations of interest on items on the agenda. None
- 3) The minutes of the planning meeting held on 3<sup>rd</sup> July 2014, 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 |
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| CA/14/01417                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 25 Mill Lane                  | Retrospective application for new summer house and new garden room to replace former garage | 01/08/14    |
| Members approved this application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                                                                                             |             |
| CA/14/01406                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 Ridgeway Walk               | Two storey and single storey side ext                                                       | 01/08/14    |
| Members approved this application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                                                                                             |             |
| CA/14/01356                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 41 Aspen Road                 | Proposed ground floor ext with velux window in front slope                                  | 25/07/14    |
| Members approved this application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                                                                                             |             |
| CA/14/01357                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7 Busheyfields Road           | Demolition of existing bungalow and erection of chalet bungalow and garage                  | 25/07/14    |
| Members approved this application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                                                                                             |             |
| CA/14/01321                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Former Eddington Nursery site | Detached two storey building 4 x B1c light industrial units                                 | 25/07/14    |
| <p>The Parish Council Planning committee were somewhat surprised to receive an application for a building that has a larger footprint than the application that already has permission.</p> <p>The reasons for objection are as follows:</p> <ul style="list-style-type: none"><li>• The footprint is larger than that for the existing consent.</li><li>• This site is at the entrance to the village and we stated when the original planning application for the development was submitted, that we did not want to see industrial units at this point.</li><li>• The applicant already has parking issues on this and the adjoining site.</li><li>• The applicant has another application on the adjoining site, to put a parking area on THE</li></ul> |                               |                                                                                             |             |

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| <p>PROTECTED OPEN SPACE, which the Inspector had turned down previously, due to the availability of an alternative site, suitable for parking, on the land at the former Nursery Site. The Committee considers that this land is still available to the applicant and as the area has not yet been developed, the applicant should use this for the badly needed additional parking.</p> <ul style="list-style-type: none"> <li>• The plans submitted are incorrect, the plan shows 77 parking spaces when in fact spaces 9-14 are not on the plan therefore there are only 71 being provided for that site. Some of these spaces were supposed to be allocated to Kent Enterprise House, as the parking on that site does not meet with requirements. In addition to this some of the spaces are in front of roller shutter access doors.</li> <li>• The proposed building is closer to the road and therefore more visible and will have less screening.</li> <li>• The building housing the vets only has about 4 spaces allocated for parking, this is not enough for staff let alone, patients/clients.</li> </ul> <p>The Parish Council Planning Committee is also concerned that the original conditions for planning consent on this site have been broken, as there was not supposed to be any retail units. The applicant has since let some of the units for retail.</p> |                   |                                    |          |
| CA/14/01350/TPO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 120 Ridgeway Road | 3 x Oak trees crown thinned by 30% | 25/07/14 |
| The tree officer has been consulted and is happy provided the work is carried out by someone qualified to do it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |                                    |          |

**Update on Local Plan.** The clerk updated members on the response to the Local Plan which has now been submitted. She told members that Cllr Blatherwick and the clerk had done as much work as possible in order to keep costs down. Cllr Blatherwick had worked with John Payne on the Transport Strategy and Wendy Le-Las did come over for a meeting to go through the final response to the Local Plan. As and when the Inspector holds the meeting to discuss issues our experts will be required to attend and speak on our behalf. This will be costly. The clerk and Cllr Blatherwick and the clerk told members they were immensely grateful to the other organisations who had helped out. CPRE and Canterbury Society amongst others had been extremely helpful.

**Correspondence received.** None

**Applications Approved by CCC:** CA/14/01074      14 Albion Lane      Demolition of existing garage and single storey ext and construction of single storey side ext comprising two bedrooms, two en-suites with pitched roof.  
CA/14/01170    Strode Farm      Pre-application advice EIA scoping opinion.  
CA/14/01072    18 Curtis wood Park      Single Storey side ext.

**Withdrawn** None

**CCC planning applications refused:** None

**To discuss any Highways Issues.** None

**Meeting Closed 8.35pm**