

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 Thursday 16th July 2015 at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Sargent, Cllr Mitchell, Cllr Taylor, Cllr Moore and Cllr Harvey.

- 1) Apologies for absence. None
- 2) To receive declarations of interest on items on the agenda. Cllr Sargent Strode Farm
- 3) The minutes of the planning meeting held on 2nd June 2015, 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.

1 resident in attendance

Planning Applications discussed

CA/15/01317	Strode Farm Lower Herne Road	Outline new development	17/07/15
Members agreed to object to this application. Application No CA/15/01317 Strode Farm The parish council objects to this application and we will give detailed reasons for this objection. The parish council will speak at the meeting when this application comes before the committee. There are a few separate issues other than the highways and building part of the development for which we will give detailed responses, attached. Firstly we think this application pre-empts the Local Plan. We see that the doctors surgery has been removed and the retail space reduced, this leaves little in the way of community facilities. We wish to see more open play space, an area suitable to play football as well as other equipment. We do not agree with this application being an outline application, as this leaves far too many unanswered questions, we will cover this later. As this is an outline application we are unable to ascertain what provision is going to be made for the growing elderly population of the parish i.e. Bungalows, warden assisted, assisted living etc. There are also concerns regarding the lagoon north of the A299 and adjacent to Bullockstone Road. Whilst the parish council welcomes the allotments as a facility it is felt that the capacity of the lagoon should not be compromised, as presumably the size was determined with regard to perceived flood risk and approved by the relevant authority. Planning Statement 2.52 to 2.55 This has statements regarding the construction of the spine road to be completed in 6-7 years. KCC has produced the following document, therefore this cannot apply. See Local Transport Strategies attached A Joint Position Statement produced by KCC & CCC stated ‘This would also mean that other developments dependant on the link road would not be permitted to build out until the link road is completed. If the Sturry link road does not proceed then other dependant sites - Herne Bay and Hersden - cannot be commenced due to the issues of capacity addressed at the start of this note. Viability Statement 4.1 This states that the development is viable but will need to be based on lower land value			

expectations of the land owner and lower expectations as to the value of the planning obligations from the Authorities, for the initial phases at least.

It is unlikely planning obligations from the Authorities will be reduced.

4.2 There would be opportunities for successive reviews of the viability of the project due to increases in the GDV relative to changes in cost. These opportunities will be dependent upon the success of the project and general economic conditions.

This is speculative.

4.3 It is considered that the planning merits of granting permission for the current proposals considerably outweigh the prospect of reduced planning obligations due to the initial phases of development, because the delivery of the Lower Herne Village site opens up the prospect of delivering all of the Herne Bay Strategic sites following completion of the Spine Road which is a necessary condition for the delivery of these strategic sites. Through the grant of planning permission for Bullockstone Road improvements, the delivery of the wider ambition for market and affordable housing delivery and S 106 obligations within Herne Bay may be realised.

We do not agree with statement, it is down to the developer to ensure that there is viability in the development, not to expect the authorities to subsidise it. The viability statement is based on 731 dwellings, and shows only 29 to be affordable this is 4%. There doesn't appear to be any provision for our elderly population. We also expect costs for Bullockstone Road to exceed predictions as there are likely to be CPO's for land and reconstruction of the road or an off line alternative.

Finally on this section we take strong exception to the name Lower Herne Village being used. This development is not part of the historic village of Herne and will not be a village in its own right as it does not have a church or post office. The name should have a connection with Strode Farm.

There were also comments sent regarding the Safety Audit that was carried out and the transport assessment.

CA/15/01379	15 Woodrow Chase	Single storey rear and part side ext	28/07/15
Members approved this application			
CA/15/01402	5 Mill Lane	Single storey conservatory	24/07/15
Members objected to this application and stated that the previous conditions put on the property for no permitted development still applied			
CA/15/01416	21 Shepherdsgate Drive	Two storey side ext	24/07/15
Members approved this application			
CA/15/01270	Strode Park	Ext to Therapy Pool	31/07/15
Members approved this application			
CA/15/01266	Canterbury Garden Centre	Extension to existing demolition of poly tunnels, extension to indoor sales main building, erection of new polytunnels, alterations to landscape layout, and fire exit	17/07/15
Members approved this application with the proviso that the overflow parking was landscaped in the same way as the existing.			
CA/15/01481/VAR	7a Vinten Close Herne	Removal of condition 03 for new 3 bedroom house land adjoining 7 Vinten Close	07/08/15
Members approved this application			

Correspondence received. The clerk and Cllr Blatherwick updated members on the Local Plan hearing, which was ongoing. A letter has been received from CCC re the building at Jersey Farm, they have said that they did not find any breaches.

Applications Approved by CCC: CA/15/00939 39 Kingsfield Road

CCC planning applications refused: None

To discuss any Highways Issues. The parish council has agreed with the request to extend the yellow lines at the entrance to Forgefields at the junction with Albion Lane. Some fly tipping was reported in Bogshole Lane.

Meeting closed 9.50pm