

HERNE & BROOMFIELD PARISH COUNCIL

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

Tel: 01227 742700

Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee held at Herne Mill, Wootton Room, on Thursday 29th January 2015 at 7.30pm for the purpose of transacting the following business.

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

Not present: Cllr Day and Cllr Moore

- 1) Apologies for absence received from Cllr Day & Cllr Moore.
- 2) To receive declarations of interest on items on the agenda. Cllr Taylor, re 36 Broomfield Road.
- 3) To confirm minutes of the planning meeting held on 30th December 2014, as a correct and accurate record.
- 4) Matters arising. Solar Farm Owls Hatch Road, there are problems with HGV's accessing via 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.

3 present 1 spoke on 36 Broomfield Road

Planning Applications discussed

CA/14/02680/OUT	36 Broomfield Road	Erection nine dwellings	30/01/15
Members objected to this application. This proposed development is out of keeping with the area, especially when you consider its proximity to the Hawe Farm Conservation area, this is why the doctors surgery was built in the low level style and design that it has been. The sight lines are a cause for concern as they are shown taking in adjacent land belonging to the doctors surgery, therefore it is land not in their control. The increase in traffic on this already busy road is also a concern. Part of the proposed development is considered back land development as it is in the rear garden of the neighbouring property and contrary to CCC's policies. The proposal is intrusive into the countryside and the design is not suitable for this location. The proposed dwellings are unduly large and prominent, which would detract from the character and appearance of the streetscene, which conflicts with National Planning Policy and CCC policies. It would be a prominent and incongruous development which would have a significantly adverse effect on the character of the area. There also don't appear to be any proposals for affordable housing. Members consider the reasons given for refusal of the previous application, stand. Both by CCC and the Appeal Inspector. This proposed development is out of keeping with the area, especially when you consider its proximity to the Hawe Farm Conservation area, this is why the doctors surgery was built in the low level style and design that it has been. The sight lines are a cause for concern as they are shown taking in adjacent land belonging to the doctors surgery, therefore it is land not in their control. The increase in traffic on this already busy road is also a concern. Part of the proposed development is considered back land development as it is in the rear garden of the neighbouring property and contrary to CCC's policies.			
CA/14/02705	41 Aspen Road	Removal of conservatory and erection of single storey ext	30/01/15

This application was approved.			
CA/15/00019	Tall Trees Albion Lane	Demolition of existing dwelling and erection of two detached	06/02/15
This application was approved members said existing drains needed to be adequately protected as they go under the new garage. There are no details of how surface water drainage is to be dealt with and if approved members requested that the footpath should be linked between 1 Ridgeway Walk and Albion Lodge. Members were sorry that most of the trees on the premises had been felled and that the property name now was not appropriate.			
CA/14/02710	17 Radnor Close	Single storey pitched roof side and rear ext (revised scheme)	06/02/15
Members approved this application			
CA/14/00053	4 Sherwood Close	Two storey ext	20/02/15
Members approved this application but did note it was in front of the building line.			

Correspondence received. Application for Solar Farm Owl's Hatch Road has been passed.
Appeal Decision: The Links, Thanet Way, Eddington was allowed by the Inspector.
CA/14/00301 18 Norton Ave Erection of two bedroomed dwelling, following refusal by CCC the applicant has gone to appeal.

Applications Approved by CCC: CA/14/02294 71 Windmill Road Two storey ext.
CA/12/02097 Sainsbury Margate Road and filling station. Conditions have now been published.

CCC planning applications refused: CA/14/01884 91 Mill Lane Demolition of bungalow and erection of two detached properties.

To discuss any Highways Issues. The clerk raised the issue of the vehicles using Lower Herne Road to access the Solar Farm. Several agencies have now been involved in this issue. Ward Cllr Peter Vickery Jones will also raise the issue with the contractor.
The Annual Parking Review for yellow lines were discussed. Some of the existing lines shown were incorrect, the clerk will point this out in her response, members agreed all but the proposals for Lower Herne Road.

Meeting closed 9.10pm.