

HERNE & BROOMFIELD PARISH COUNCIL

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Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee to be held at Herne Mill, Wootton Room, on Thursday 18th August at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Harvey, Cllr Sargent and Cllr Taylor

- 1) Apologies for absence received from Cllrs Mitchell, Moore and O'Donnell who are all away.
- 2) To receive declarations of interest on items on the agenda. All members personal interest Itskintus and Cllr Blatherwick who knows the applicant at Busheyfields Farm.
- 3) The minutes of the planning meeting held on 21st July 2016, were agreed as a correct and accurate record.
- 4) Matters arising. None

Public Adjournment.

3 residents attended to speak on 31 Dean Croft and The Manor Park Place

Planning Applications discussed

CA/16/01633	2 Ashdown Close, Herne	Garage conversion	19/08/16
Members approved this application			
CA/16/01540	91 Mill Lane, Herne	Two storey detached dwelling and demolition of existing bungalow	19/08/16
Members objected to this application, It is considered that the height and massing at this location will be overbearing due to the elevated location. Members would prefer to see two bungalows on the site, particularly as bungalows are not being built, in the area, at the moment and are in demand.			
CA/16/01580	Itskintus St Martin's View	Single storey side ext and conversion of garage	19/08/16
Members approved this application.			
CA/16/01823/TAM	Land Thanet Way	New column & equipment cabinet	26/08/16
Members approved this application.			
CA/16/01555	1 Holding Close	Proposed single storey side ext and external alterations	26/08/16
Members approved this application.			
CA/16/01762	39 Ridgeway Road	Proposed loft conversion incl alterations to roof and rear dormer with balcony and single storey rear ext	26/08/16
Members approved this application.			
CA/16/01607	The Manor Park Place	Outline application for 3 dwellings with shared access drive and garaging	26/08/16
Members objected to this application.			

As it is only outline they felt there was not enough information supplied to make an informed decision. It was felt that this development would have an impact on the entrance to the village, with the substantial loss of trees and the fact that the ground is elevated. It will also impact on Curtis Wood Park and the Pond.

There are strong concerns with regard to access at this dangerous point on Herne Street.

Members recommended that a traffic Impact Assessment be done. Would it be possible to look at access from Albion Lane or Curtis Wood Park Road? As there is currently vehicle parking on the opposite side of the road, this pushes traffic onto the Canterbury bound side where the access is for this property and Park Place.

There will be a loss of amenity and privacy to the existing house.

Members felt that a reduction in the numbers of dwellings would be of benefit to reduce vehicle movements.

CA/16/01764	Road Improvements Bullockstone Rd etc	Minor widening, re-alignment, two new roundabouts, stopping up of Lower Herne Rd	26/08/16
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Response to CCC

The proposals for the alterations to Bullockstone Road etc.

The Parish Council is pleased that it is proposed to widen the road and install a footway as was suggested in the earlier consultations, and also the proposed roundabouts which will make the junctions safer. It is a vast improvement on the original proposals.

However there remain concerns with the current application.

Firstly, we have again been presented with a full application which does not contain all the detail. Members consider this application is premature, there is insufficient detail on the drainage and no vertical alignment, not all the geometric data has been supplied. Members agreed that the road needs to be a consistent width throughout, and this should be achieved by whatever means possible.

It is concerning that it appears KCC Highways are considering a reduced width of 7mtrs, this is not a standard within DMRB. The parish council considers that the road width should be 7.3mtrs and there should not be any compromise. In a few years this road will hopefully become the A road, but there is a danger it will not meet the required standard.

With regards to the road through the development this should also be built to the 7.3mtr standard so it is consistent throughout its length. The parish council is most concerned about this, as it does not wish to see any obstacles to this being adopted as an A road in the future.

Herne & Broomfield Parish Council is disappointed to see proposals to remove so many trees and so much of the hedgerow etc, along Bullockstone Road. If the road was taken slightly closer to the property 4 Oaks, more oak trees could be retained, this option will also ease the bend. This proposal would also help to protect the visual amenity of the area.

There is no information on the gradient of Bullockstone Road, this is a steep hill, the big question is, will it be suitable for HGV's? The proposal for the width to be restricted in places is not acceptable.

The Parish Council does not consider that it is acceptable to have sections of Bullockstone Road which will be substandard, the section between 4 Oaks and Grove Bungalows in particular. The plans show this section of road is reduced to 6mtrs. Land should be purchased to continue the 7mtr width or preferably 7.3mtr, if it is 6mtrs it is questionable that two buses can safely pass. If the work is to be done it is imperative that the correct standards are adhered to; the residents and road users are going to have to live with whatever is built now, for many years to come.

Is it possible that Braggs Lane could be taken in front of the nearby properties into the service road in order that those using it could exit on the roundabout, this would be safer for the vehicles particularly the caravans using the camp site in Braggs Lane. It may also be necessary to put a footway in to the bus stop just South of Meadow Lea, Canterbury Road.

There are grave concerns regarding the stopping up of Lower Herne Road, this is likely to encourage flytipping in the area. It must also be remembered, that it is access for Home Farm, who need to access Owls Hatch Road and beyond. The occupiers of Home Farm currently share equipment with the occupiers of Bullockstone Farm and therefore need easy access to both properties. Accommodation works will be required to allow farm access, this issue could be resolved by realigning Lower Herne Road to exit onto the new roundabout.

The Parish Council would also like to suggest that Hollamby Estates look to installing a new Bridleway to Blean Woods. This could run along behind the properties in Bullockstone Road and come out on Braggs Lane, allowing access to Blean Woods. Due to the horsey nature of the area this would be a suitable route for both equestrians and cycles, and it is believed that the land is within the ownership of Hollamby Estates. Consideration of this proposal needs to be given, as it is within Hollamby's power, as the landowner, to carry this out, it may also help with the Transport Plan, providing a cycle route between Herne Bay and Canterbury.

There must be mitigation to take water away from the properties near the proposed roundabout in Bullockstone Road, close to the junction with Lower Herne Road, as there are already problems especially at Down Tops'l. It is not considered that a pond on the junction will be sufficient to deal with the water. Who will take responsibility if the nearest properties flood in the future due to the development and the road works.

There are still no details available for the junction at the Northern end of the junction with A291/A299.

It is unclear as to what is proposed, as reading through email correspondence, there is confusion as to whether a signal controlled junction would work.

Position Statement

Although CCC state that they consider that the position has been reached with Kent Highways, where the highway objections to the scheme are now considered to have been met, the Parish Council does not concur with this statement.

There are concerns that the northern end of the scheme is currently being investigated and the Parish Council would like to reserve judgement on these until firm proposals are available.

There also remain concerns regarding air pollution in Herne Village and the capacity figures.

If as stated, KCC allow 500 dwellings to be built before any improvements to Bullockstone Road are started, this will hugely impact on the quality of life for existing residents in Herne Village.

CA/16/01470/LB	Busheyfields Farm House	Replacement of Storage Building with holiday let	
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Members didn't object in principle but were concerned about the proximity to a listed building, which will affect the setting, it is a demolition and rebuild of a very different building, which is not very similar to the existing. The access is not great and it will

introduce additional noise to near by neighbours. Members felt it would be better if it was single storey.			
CA/16/01629	55 Mill Lane	Proposed detached one storey dwelling	02/09/16
Members objected to this application It is unacceptable backland, tandem, development. This development is contrary to the Councils adopted Guidelines to Control Residential Intensification. This proposal will increase noise nuisance to immediate neighbours.			
CA/16/01788	31 Dean Croft	Retrospective application boundary fence	02/09/16
Members object to this fence. The previous reason for refusal by both CCC and the Inspector on appeal, still apply. This area was designed to be open plan and the installation of this high fence has highway safety issues as well. It is a main route to the schools with many children and parents using it and the high fence impedes visibility for the neighbouring properties when pulling off their drive. It affects the visual amenity and open plan nature of the area.			
CA/16/01849	9 The Downings	Two storey front ext	02/09/16
Members approved this application.			
CA/06/01873/LB	Grove Farm House	Internal alterations	16/09/16
Members approved this application.			

Correspondence received. The clerk had received a complaint from a resident with regard to vehicles parking on the grass verge near Broomfield Pond. These were vehicles belonging to the developer and it was considered the lesser of two evils to have them parked there rather than causing problems by parking on the road. It is also short term and they have agreed to put right any damage done.

Applications Approved by CCC: None

CCC planning applications refused: CA/16/00036 Land rear of 61 Broomfield Road
Proposed new bungalow.

Applications Withdrawn None

To discuss any Highways Issues. The Yellow lines requested in Albion Lane are now being advertised.