

HERNE & BROOMFIELD PARISH COUNCIL

Parish Office, Herne Centre, St Martin's View, Herne, Herne Bay, Kent CT6 7AP

Minutes of the meeting of Herne & Broomfield Parish Council Planning & Highways Committee, held as a Virtually meeting via Zoom on **Thursday18th** March 2021 at 7.30pm for the purpose of transacting the following business.

Present: Cllr Blatherwick, Cllr Harvey, Cllr Checksfield, Cllr Wilson, Cllr Strong, Cllr Hill and Cllr Davison

- 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 2021, were agreed as a correct record.
- 4) Matters arising. None

Public Adjournment

There were several speakers some spoke on the 21/00322 application and some on 21/00402

21/00322	Strode Farm	Condition 8 and 9 discharge	12/03/2021
21/00439	Co-Op Eddington	Erection and display of 1no. internally illuminated 3.5m Totem sign and 2no applied vinyl car park signs.	26/03/21
This application was approved.			
20/02712	Land Bullockstone Road	Crematorium, amended plans	26/03/21
The amended plans were approved.			
21/00579	43 The Meadows	Two storey rear ext, demolition of conservatory	09/04/21
Members didn't object to this application but they asked that the planning officer look at the impact on the adjoining property with regards to loss of light and overshadowing.			
21/00553	83 School Lane	First floor rear ext with replacement cladding	09/04/21
Members considered that as this property had been extensively extended in the past that this was overdevelopment of the site, there was also an objection from a neighbour as there is already overlooking from both properties and this two storey rear extension would take it closer to the property to the rear and increase the overlooking issue			
21/00402	Huntsman & Horn	Erection 2 dwellings two storey detached dwellings following demolition of outbuildings and removal of static caravans using the existing access off Margate Road, relocating public house car park and hard and soft landscaping	09/04/21

Having listened to residents and the planning consultant for the applicant, members made the decision to object to this application. Members would ask the planning officer to consider CCC's Conservation Area Appraisal particularly, Main Character Areas No 4.2 The Pond & Cottages, Recommendations No 5.2 Loss of Trees & Hedgerows, No 6 Management & Improvement. This is a conservation area with several listed buildings and this proposed development is out of keeping with the area. Parking issues were also raised as there is no on street parking in the area, the provision for the new dwellings is two spaces and it is tandem parking. The new parking area proposed for the Public House is much closer to the properties at the rear of the public house and will therefore affect the amenity of those residents, as well as that of the new properties. It is considered that the new properties will impact on the sightlines of the existing cottages. The purpose of a conservation area is to protect and enhance areas of special architectural or historic interest and place additional development control on new works, as well as seeking to minimise the loss of the existing built and natural environment. Members did not consider the proposed application, enhances or preserves the area. Two 4 bedroom detached houses are not considered acceptable in this location.			
21/00602	15 Sherwood Close	Single-storey rear extension and first-floor side extension together with 03 windows	09/04/21
Members approved this application			

Appeals Report on Appeal hearing for Hillborough. The clerk reported that the hearing appeal had now closed. The major issues coming from the hearing were, Highways issues and Infrastructure, drainage issues, construction traffic. The problems with the Stodmarsh Nature Reserve. It was explained that phosphorous and nitrogen take oxygen out of the water and this affects the wildlife and ultimately kills the algae etc in the water and subsequently the organisms that live in the water and everything that then would feed on them. There were discussions on the Maystreet/Hogwell sewer and the Kings Hall sewer and rising main. It was confirmed that the Hogwell sewer ultimately discharges into the Thames. The Stour needs to achieve Nutrient Neutrality. A condition would likely be placed on the application to ensure that at no time it will discharge to the Kings Hall. The Hogwell is an open channel sewer the Stour is piped.

The funding for HRR would be paid on commencement of the development. There was some discussion of affordability and viability which was 18.25% profit, Schools provision was also discussed. Air Quality in Herne was raised. EV points were also discussed, it was agreed trunking to garages and shared parking. They spoke about the provision on site, community centre, medical, care home affordable housing, local centre with retail services, play areas and open space. There was also discussion on whether the Sturry Relief Road being refused would impact on Hillborough, but it won't.

Beltinge Residents Group had raised the funds from donations to fund their campaign and their barrister, in order that the residents had a voice. They had issues regarding access and the impact on Beltinge Village and the roads leading in and out of the area. CCC told the inspector they supported the application that the reasons for refusal had been resolved. The barrister for Taylor Wimpy had a lengthy closing speech going over what had been discussed, she also said that the Secretary of State's comments on the Strode Farm development added weight to the Hillborough development. The Inspector will carry out a site visit on Friday 26th March.

Correspondence received.

Applications Approved by CCC: 21/00188 28 Pigeon Lane Two storey first floor and front exts
 21/00540 39 Kingsfield Road Application for a lawful development certificate for

proposed single-storey rear extension. Would be Lawful

21/00413 3 Lower Herne Road Application for lawful development certificate for proposed dormer window to rear together with 2 no. roof lights to front elevation and French doors to the rear. Would be Lawful

CCC planning applications refused. None

Applications withdrawn None

To discuss any Highways Issues. What appears to be a blocked drain on the public footpath near to the school, the clerk will report to Highways.