

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 at Herne Centre on Thursday 27th May 2021 at 7.30pm for the purpose of transacting the following business.

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

- 1) Election of Chair Cllr Blatherwick was elected as chair and Cllr Wilson as Vice chair.
- 2) Apologies for absence were received from Cllr Davison.
- 3) To receive declarations of interest on items on the agenda. None
- 4) The Minutes of the planning meeting held on 22nd April 2021 were agreed as a correct record.
- 5) Matters arising. None

Public Adjournment

Two members of the public raised the issue of the call for sites and the sites in Herne & Broomfield that had come forward so far. Cllr Blatherwick explained that there would be a consultation by CCC when they had chosen which sites they might take forward, she also told them that the parish council would be discussing it a bit later in the year.

21/01013	62 School Lane	Single storey rear ext, demolition of conservatory	04/06/2021
Members approved this application.			
21/01069	Howards Lodge, Canterbury Road	Single storey front ext	04/06/2021
Members didn't object to this application although they did comment that there was little architectural merit to the application which is in the conservation area and that there were incorrect details on the Design and Access statement.			
21/01181	2 Holbourn Close	Single storey side ext, use of garage as ancillary accommodation, new boundary fence and part retrospective decking	04/06/2021
Members approved this application.			
21/01065	22 Bancord Ave	Two storey rear ext	04/06/2021
Members objected to this application, they were not sure what restrictions went with the original application, but this development is of a quite high density and members did not consider a two storey extension acceptable as this would be, in their opinion over development of the property.			
21/00794	1 Chapel Cottages Bogshole Lane	Replacement windows and door from timber to UPVC to front	04/06/2021
Members approved this application provided it is designed to match the existing.			
21/00875	2 Merrywood Grove	Use of garage as additional accommodation, removal of garage door and inserting a window, alterations to the	04/06/2021

		conservatory as utility and living	
Members approved this application.			
21/01002	18A Albion Lane	Roof extension for use of roof space as living	01/06/2021
Members objected to this application, they considered the original condition not to allow any further development of this property, should stand, it would be over development and there is also insufficient parking on the site.			
21/01008	22 Peartree Road	Single storey front and rear exts	04/06/2021
Members approved this application.			
21/01056	83 Broomfield Road	70% volume crown reduction and pruning to Oak TPO 3	04/06/2021
The owner does not want the tree to be felled or killed by drastic pruning. 37 Hunter's Chase, next door but one, has subsidence and their insurance company has submitted this application for 70% reduction of this Oak. The resident has this wonderful 400 year old oak tree, that had a Tree Preservation Order put on it in 1961. This was before the development of Hunter's Chase and was to protect the tree from the development. The residents' home was built in 1829 and was the former Lodge of Broomfield Hall and is the only surviving reminder of what was once a very imposing building, which had occupied most of what became the Hunter's Chase development. When the owners mother died in 2003, during probate the property was surveyed and was found to have some subsidence. This was rectified with Helibars. <i>(HeliBars are helical stainless steel reinforcing bars, with substantial tensile properties, used for strengthening and stabilising masonry in both new build and remedial situations.)</i> Advice was sought from both from the Kent Tree & Pond Partnership and Jon Heuch, Duramen Consultancy. He is also the ex-chair of the Arboricultural Association and the current chair of the Ancient Tree Forum. With a large tree close to at least 3 properties there may be a risk of heave not just to the property being considered by the insurance company but also to other nearby properties. property. Therefore, removal of the tree or very heavy pruning (as suggested) may cause damage to one or more properties. The reports do not consider this issue at all. The arboricultural report doesn't even mention it. The subsidiary report file Site Investigation Data does mention it but doesn't provide any conclusive statement. <i>Another tree belonging to the property, a 200 year old Horse Chestnut is also under threat from a different neighbour's insurance company. A TPO was put on this tree, nearly 11 years ago (19 Aug 2010). 85 Broomfield Road is currently unoccupied and Hyde Housing Association wants the Horse Chestnut removed and wants to claim on the owner of no 83 Broomfield Road's insurance.</i> If these trees were to die or be removed this and her neighbour's property are very likely to suffer from substantial heave, as they are on London Clay Both these trees were listed as important when we asked residents for their 'Treasured Trees' in Herne and Broomfield's survey last year, carried out through our parish newsletter. These trees make a significant contribution to the rural street scene on this corner as well as to wildlife. A mature oak tree will support over 280 different species of insects, as well as birds and bats. The planning application does not mention that a bat survey has been done. This is essential.			

Horse Chestnuts can live for 300 years and its flowers provide a rich source of nectar and pollen for insects, particularly bees. Caterpillars of several moth species feed on its leaves, including the horse chestnut leaf-miner moth, whose caterpillars provide food for blue tits and of course its fruit, the conkers, are loved by children. Advice by local tree surgeon, Dave Parr, was that such drastic pruning (70%), may kill the tree with shock. It is recommended that more judicious pruning is carried out. The properties with subsidence should be dealt with by HeliBars.			
21/01231	18 Ash Close	TPO 4 reduce by 9ft and reshape, fell adjacent leaning tree, reduce cedar by 12ft and reshape, reduce larch by about 50% and tidy	18/06/21
Proposal: T.P.O. no 4 1986 - T1) - Laurel located to the right corner of the rear garden, reducing the tree by approximately 9ft and re-shape., This shouldn't be a problem as it should re-grow T2) - Fell adjacent leaning tree. Details of this tree should have been supplied, no species is quoted nor whether it is dangerous. Therefore, we object to this work. T3) - reduce the Cedar by approx 12ft and re-shape all round. This will have a big impact on the street scene and may be too drastic for the tree to survive, therefore we need to object. T4) - Reduce the Larch located on the left boundary by approximately 50% and tidy. Comment for T3 applies.			
21/01243	2 Hunters Forstal Road	First Floor ext to rear	18/06/21

Appeals None

Correspondence received. Notification of the sites submitted to date and the extension of the call for sites for the new Local Plan.

Countryside Properties contacted the clerk and asked for a Zoom meeting with Cllr Blatherwick, this was arranged and Cllr Blatherwick was able to go through the planning issues submitted to CCC it was a productive meeting. The clerk will send out a report and the presentation.

Applications Approved by CCC:

21/00602 15 Sherwood Close
21/00603 Herne Place Care Home
21/00439 Co Op Eddington Park
21/0658 41 Ridgeway Road

CCC planning applications refused. None

Applications withdrawn. None

Highways issues None

Meeting Closed 9.30pm