



HERNHILL PARISH COUNCIL

Minutes of the Parish Council Meeting held at Hernhill Church on Monday 8th April 2024 from 7pm to 7:50pm.

Present:

Cllr. B Heller (Chair) Cllr D Waters Cllr K. Wakes, Cllr. E Bannock,
R Parr (Clerk)

There were 9 members of the public.

223 APOLOGIES

Apologies received and accepted from Cllr Figgis, Cllr. B Chipperton, and Cllr P Smith

224 DECLARATIONS OF INTERESTS

None

225 PLANNING APPLICATIONS

- 1) 24/501209/FULL | Erection of double garage with cycle parking and gym amenities and new access. | Church Farm House Church Hill Hernhill Kent ME13 9JW

The councillors noted some concerns voiced by some attending members of the public and discussed the application. The council then voted unanimously to object to the application with the following comment:

“Hernhill Parish Council at its Extraordinary meeting on the 8th April 2024 voted unanimously to object to the application. This was on grounds of highway safety due to poor viability splay in creating a new entrance close to a junction on a narrow road. In addition, the Council feel that there would be a significant loss of privacy and diminished amenity value for residents on the opposite side of Kays Lane to the proposed garage entrance. The Council note that Church Farm House already has an existing large private separate entrance on Church Hill which could be utilised for which a garage could be located similar to a previously approved application submitted in 2008 (SW/08/0795). This would then negate any loss of hedge.”

- 1) 23/505533/EIHYB | a) Full planning permission for Phase 1 of a mixed-use residential led development of 261 homes and 3,021 sq m of non-residential space, including: local centre with retail, commercial, community, business and/or employment uses (including Class E uses); water recycling centre; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; supporting infrastructure; engineering, utilities, and other associated works. b) Outline planning permission for the remaining phases of the mixed-use residential led development, including: retail, hotel, commercial, business, employment uses (including Class E uses);

Class B2 and/or B8 uses; community and sports provision; primary school; nursery accommodation; health facilities; sheltered and/or other older persons' accommodation; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; temporary access and construction route(s) as required; supporting infrastructure; engineering, utilities, and other associated works including the demolition of buildings and structures. All matters to be reserved. | Land At South East Faversham Between A2 Canterbury/London Road And M2 Faversham Kent ME13 9LJ

The Parish Council noted the application was not in the parish but given its size and scale deemed that it would impact upon the parish and would therefore comment. The Clerk commented that the Parish Council's had been given an extension to respond by the 20th May 2024. The Council also noted that it was a speculative development and not within the approved Local Plan. The Councillor noted comments made by members of the public primarily around infrastructure. Councillors who had researched other Duchy towns provided their views in that those towns were not considered to be an overriding success. Other concerns were raised by Councillors as follows:

- Use of Grade 1 farmland,
- Lack of services for schools and GPs.
- Concerns of E Class permissions and the ease to change into residential at a later date in order not to fulfill their original promise.
- Concerns were also raised over traffic noise and air quality.
- Highway impact to Brenley Corner and the A2 causing potential congestion.
- Negative impact on nearby Heritage assets.
- Phase one only including market value housing
- Impact on water supplies
- Creep of Faversham towards outlying villages.
- Concerns over sufficient parking availability and poor transport strategy
- Need to account for the impact of other developments and proposals especially on the northern side of the A2 opposite.

The Councillors also suggested that should approval be granted appropriate mitigation should include the requirement for infrastructure to be built first. The Council voted unanimously to object to the application. Given the issues and complexity of the application, it was agreed for the Council's response to be drafted and finalised away from the meeting and submitted for formal approval by the Council at the Full Council Meeting on the 24th April 2024. **Action:** The Clerk is to prepare comments.

There being no further business, the Chair declared the Meeting closed.

CHAIR