

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 28th August, 2019 at Staplehurst Youth Centre

1. **Present:** Cllr. Colin Bowden (CB), Robin Oakley (RO), Cllr. Adele Sharp (AS) Tom Burnham (TB) Cllr. John Perry (JP), John Kelly (JK), Gill Smith (GS), Margaret Arger (MA) Chairman, Robin Kenworthy (RK)
2. **Apologies:** Cllr. Paddy Riordan (PR), Cllr. Karen Langmaid (KL), Colin Love (CL), Cllr. Joan Buller (JB)
3. **Membership of the Group.** RO reported that, at the suggestion of the Parish Council Chairman, Cllr. Paddy Riordan, he had invited Ms. Hannah Pontet, one of the unsuccessful candidates in the recent elections, to become a member of the Group. He has not received a response so far.
4. **Minutes of Meeting on 24th July, 2019:** Agreed
5. **Matters Arising.** AS reported that an update on the Staplehurst Community Centre (hitherto known as the Village Centre) has been published in the August, 2019 edition of the Parish Magazine.
6. **Amendments to the existing Neighbourhood Plan.** It was noted that the addition of the minor amendments into the software copy held by the Parish Council which Cllr. Sam Lain-Rose (SLR) had undertaken to do, is still awaited. It was suggested that SLR be asked whether he was still able to undertake the work and if not someone else should be asked to take the work on. RO reported that the Parish Clerk had written to, and received responses from Staplehurst Primary School and Kent Education Committee, regarding the provision of adequate school places to accommodate the children from the housing developments and that this information would be passed to parish councillors. After some discussion it was agreed that the provision of secondary school places has the fundamental problem that children from other parts of Maidstone Borough, and from Tunbridge Wells and Tonbridge & Malling boroughs often travel across borough boundaries to suit parental choice and their ability to pay travel costs.
7. **Maidstone Borough Local Plan.** JP reported that that he anticipated that MBC would disclose details of sites offered for housing development around 18/19 September. JP is hoping to arrange for William Cornall of MBC to attend a meeting with the Group to discuss various issues regarding the Neighbourhood Plan, in particular the sites offered and their effect on the current Plan, and also the possible removal of the Rural Service Centre designation which Staplehurst has at present and which appears to serve no useful purpose..
8. **David Wilson Homes (DWH) land north of Marden Road.** CB reported that he, Cllr. Joan Buller, Borough Councillors Perry and Brice attended MBC's planning committee meeting on 22nd August and as a result the Condition 20 concerning working hours on the site has been retained,. The Parish Clerk has written to and obtained a response from Southern Water's Technical Manager who says that the developer has appointed an NAV company which have entered an agreement with Southern Water with regards to foul water discharge, and that he will contact the PC with further information in due course. Some Group members have researched what an NAV company is and does and have concluded that there is cause for concern as to what effect this arrangement will have on the capacity of the existing sewerage system, who will be responsible for the site foul water drainage system, its future maintenance and adoption by Southern Water. The Group is recommending to the Parish Council that it seeks a meeting with Southern Water, the NAV company, and DWH, so that all the queries can be answered. Southern Water should be asked to confirm that the water treatment works have the capacity to deal with sewage from all three developer sites currently under construction.

CB reported that he believes that the surface water drainage system design is still not approved. The Group is recommending to the Parish Council that it seeks a meeting with DWH and Kent County Council to discuss the surface water drainage system and whether the design currently meets KCC's requirements as the surface water drainage authority.

- 9. Reported Decisions:** 19/501650 The Three Sons, Park Wood Lane. Permission granted for facilities for 2 No. additional Gypsy Traveller families.
- 10. Asset of Community Value:** A report is still awaited from Cllr.Sam Lain-Rose following his meeting with the tenant of the King's Head.
- 11. Sainsbury's:** Sainsbury have indicated that they will be making a decision by December 2019 regarding the construction of a supermarket.
- 12. Any other business.** RK raised the matter of field margins and hedgerows and their conservation. He said that he believed a survey was needed to identify flora and fauna species so that any conservation could be undertaken. After some discussion it was agreed that whilst this was important and desirable, it was outside the remit of the Group and it was suggested that it could be referred to the Parish Council to forward to the Footpath Group or the local branch of the National Farmers' Union. RK also raised various matters relating to flooding and the River Beult.

Meeting closed at 9.40pm.

Next meetings 25 September, 23 October, and 27 November.

Robin Oakley

29 August, 2019