

## STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 25 July, 2018

Present: Robin Oakley(RO), Cllr.Joan Buller(JB), Colin Bowden (CB), Cllr. Tom Burnham (TB), John Kelly (JK), Cllr. Gill Smith (GS),Cllr.John Perry(JP).

Apologies for absence: Cllr. Adele Sharp and Margaret Arger.

1. **Membership of Group.** No changes.
2. **Minutes of Meeting on 13 June, 2018.** No comments or matters arising.
3. **Planning Applications received by the Parish Council.** The Parish Council has received applications for conversion of an agricultural barn to 3 dwellings in Newstead Farm, and drainage details for Redrow's Fisher's Farm site. JB reported that SPC had regular monthly meetings with Redrow and TB reported that Redrow appear to have the site drainage under control.
4. **David Wilson Homes (DWH) Land north of Marden Road.** CB reported that his neighbour in Marlfield had sent to MBC a letter of objection on various matters relating to the site, but this had been rejected by MBC. A further objection letter has been sent and it is understood that this is being dealt with at a higher level in MBC, but if this objection is rejected, it is likely that the complainant will appeal to the Local Government Ombudsman. It was noted that a proposed meeting between SPC, DWH and Southern Water, to discuss sewerage and drainage matters, had not taken place as Southern Water had refused to attend a meeting as they considered it premature. DWH are reported to have had talks with Civils who are the owners of the land between DWH site and the railway which is key to the estate spine road being extended to link with Lodge Road. JP said that if the link went ahead it would relieve pressure on the crossroads on the A229. The group recommends to the PC that the Council seeks a meeting with Civils regarding their land.
5. **Reported Planning Decisions by MBC.** Nothing of significance to report.
6. **Draft Marden Neighbourhood Plan.** Group members reported that the Marden NP was much different to the Staplehurst NP and it did not contain any maps. It had been prepared by Marden Parish Council and in JK's view it is too big and contained too many 'shoulds' and not enough 'musts'. RO reported that Headcorn and Bearsted parish councils have both decided not to proceed with their NPs.
7. **Review of Maidstone Local Plan – Stakeholder Survey.** This was on the agenda for the meeting when it was planned to take place on 11 July with a view to reporting back to the PC. The PC has already held a meeting at which the Stakeholder Survey was discussed and the PC has already sent a response. Thus it was pointless for this group to discuss the item. JP reported that the MBC Local Plan is recognised as being seriously flawed.
8. **Review of Staplehurst Neighbourhood Plan.** JP reported that MBC's Rob Jarman has urged SPC to update the NP as quickly as possible. If any major changes or additions are made it would be necessary to hold 2 public consultations and follow the full procedure used for the original NP. JK noted that important things in the NP had not been embraced by MBC. JP said that Staplehurst NP Planning Policies PW2 and H6 both need careful review. It was agreed that all members of the group should bring to the next meeting their ideas and suggestions as to what should be amended, added or deleted to the NP as part of its review.
9. **Lodge Road and Station Area Regeneration.** Work continues on extending the station car park. JB reported that SPC has a further meeting arranged for 20 August with William Cornall of MBC to discuss regeneration.

**10. The Parade.** It was noted that Kent Highways contractors are currently re-laying the brick pavements which form the footway between Lloyds Pharmacy and the corner of Offen's Drive. TB reported that SPC has voted money to arrange for the two planter beds to be completely stripped of vegetation.

**11. Sainsbury's.** Nothing to report.

**12. Register of Listed Buildings and Parish Assets.** JB suggested that the Public Library should be registered as a public asset and it was agreed to make this as a resolution to the PC.

**13. Dates of next meetings.** 15 August 26 September (changed from 19 September) 31 October