

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 20th February, 2019

Present: Margaret Arger (MA)(Chairman), Robin Oakley(RO), Cllr. Tom Burnham (TB), John Kelly (JK), Cllr. Joan Buller (JB), Cllr. Adele Sharp(AS), Robin Kenworthy(RK), Cllr. John Perry(JP), Colin Bowden(CB)

Apologies for absence: None received.

1. **Membership of Group.** No changes.
2. **Minutes of Meeting on 23rd January, 2019.** The minutes were agreed as a true record and there were no matters arising.
3. **David Wilson Homes (DWH) Land north of Marden Road.** JB reported that the state of Marden Road is still bad and the contractors are not keeping it free from mud. The work to build the new roundabout at the site entrance in Marden Road continues, but is running late. Permission has been granted by MBC for the first 50 houses. DWH are applying to start work at 8am instead of 9 am on Saturdays.
4. **Reported Planning Decisions.** No reported decisions noted but Planning Appeals were noted as follows:-
 - Udene Barn Stud, Marden Road. Change of Use Hearing date 26 March 2019 at Maidstone Town Hall
 - Maplehurst Paddock, Frittenden Road. Removal of Conditions Hearing date 12 March 2019 at Maidstone Town Hall.
 - Blossom Lodge, Frittenden Road. Change of Use. Hearing Date 2 April, 2019 at Maidstone Town Hall.
5. **Report of meeting with Ms. Sue Whiteside(SW), Principal Planning Officer (Strategic Planning) at MBC.** Margaret Arger reported that she, together with Cllr. Tom Burnham and Cllr. Joan Buller had attended a meeting at MBC on Monday, 18 February. The meeting was arranged to discuss the way forward with SPC's proposals for revisions to the Staplehurst Neighbourhood Plan, given that SW had expressed the view that some of the proposals were not minor (non-material) updates but constituted material changes to the plan. These updates would be subject to the full process of consultation(Regulation 14), submission to the Borough Council (Regulation 15), publication consultation (Regulation 16) and submission for examination (Regulation 17).

It was clear that the proposals fell into two categories; those proposed changes which were minor which could be agreed between the Borough and Parish Councils, and those which were major material changes which would require the full process of consultation.

The minor changes are as follows:-

 - Pages Pages 9 -11 – agreed these pages could be revised to take into account MBC Local Plan.
 - Pages 10 - 14 – agreed the 4 references could be checked against new NPPF and amended.
 - Page 16 – reference to “another pub” could be deleted.
 - Page 17 – leave reference to crossroads.
 - Page 19 – agreed to add the The Bartons and Wimpey Fields to Framework Diagram.
 - Page 20 – agreed to amending reference MBC Local Plan where necessary and check latest housing numbers as this is factual.
 - Page 25 – para 7.7 – routes of sewers and methods of sewage and surface water disposal **should** be agreed prior to the granting of any planning permission.
 - Page 28 – agreed Conservation area could be referenced to map page 18 and map improved.
 - Page 34 – objective O1 – agreed amending first sentence regarding access points for A229.
 - Page 36 – objective O5 – para 9.20 - agreed add **former** pub.
 - Page 36 – objective O5 – para 9.22 – revise now pedestrian crossing in Marden Road.
 - Page 37 – objective O6 – 9.23 – agreed.
 - Page 39 – para 10.5 – agreed replace Spar photo.

Page 42 – para 11.1 – policy GW1- agreed leave intact work at station car park.
Page 43 – para 11.10 – agreed could be updated.
Page 44 – agreed illustrative layout could add house and **former** pub.
Page 47 – agreed leave.
Page 51 – policy H3 – para 13.14 – agreed revision on latest Housing Need Survey.
Page 55 – policy H4 – agreed to leave.
Page 61 – objective 12 – para 13.32 – agreed **add** care and nursing homes. Add others to website.
Gipsy and Traveller sites – add to website and add introduction – Since October 2017 the MBC Local Plan has allocated the following official sites.....

The major material changes are:-

Page 26 – Policy PW1 - Section 106 payments/CIL could be added to website. SW to provide further information.

Page 26 – Para 7.11 and Policy PW2 would be additions.

Page 31 – Policy C5 would be an addition.

Page 35 – Objective O3 would be an addition.

Page 37 – 9.24 to 9.26. *Subsequent to the meeting, SW has indicated by E-mail that she would regard these as major material changes which would require consultation, examination and (potentially) Referendum. Of particular concern is the reference to a relief road to be funded by developers before any further planning permissions are given for new housing. This statement would not be NPPF compliant.*

Page 39 – Policy VH1 would be an addition.

Page 41 – Policy VH1 would be an addition.

Page 59 – Policy H6 would be an addition but it was agreed that it could be added to the Parish Council's website.

Listing of local green space designation would be an addition but could be added to the Parish Council's website.

Discussion took place amongst members of the Group regarding the way forward. JK suggested that the PC should go ahead with the proposed minor changes and get MBC to approve them and revise the Neighbourhood Plan. It was considered that parishioners would not be enthusiastic about going through the consultation or the cost of proceeding with the major material changes. RK expressed concern that the housing developments proposed in Tunbridge Wells Borough in the parishes of Cranbrook & Sissinghurst and Hawkhurst would be generating more traffic as the new residents in those parishes who would probably use Staplehurst Station for commuting. However it was agreed that there is nothing that can be done about this.

It was agreed that the Group recommend to the Parish Council that the council proceeds with a revision of the Neighbourhood Plan to include the minor changes, and also that the Group continues to work up proposals for a more extensive revision at some time in the future.

6. **Asset of Community Value – The King's Head Public House** . Nothing to report. It was noted that there is a new tenant/manager in the Kings Head and the furnishings are being replaced. The Group agreed to recommend to the Parish Council that it writes to the owners, Shepherd Neame, advising them that the Council is considering applying to have the public house designated as an Asset of Community Value and asking them for their views and requesting permission to approach the tenant/manager for information.

7. **Lodge Road and Station Area Regeneration.** Nothing to report.
8. **The Parade.** There has been no progress in refurbishment of the Parade and after some discussion it was agreed to suggest to the Parish Council that it contacts local nurseries for ground cover plants for the two large beds, which could be planted by volunteers.
9. **Sainsbury's.** Nothing to report.
10. **Wimpey Field Nature Reserve.** Nothing to report.
11. **Cycle Routes.** Redrow have incorporated some running and cycle routes on their Headcorn Road development. RK suggested that it should be the Parish Council's long term objective to make the path at the rear of the houses on the West side of Bathurst Road and in the unmade section of Bell Lane, into a cycle route.
12. **Accessibility for persons with mobility problems.** RK reported that after several postponements the meeting with KCC Highways which he and Cllr. Sue Forward would attend, is to be held on 13 March 2019.
13. **Any other business.** Cllr Perry advised that MBC will be making a call in March 2019 for sites to be nominated for further housing development for inclusion in the Maidstone Local Plan to be published in 2022. It was noted that consultants representing a land owner has already written to the Parish Council seeking a meeting to discuss a housing development proposal for land on the South side of Marden Road.
14. **Dates of next meetings.** 27th March, 2019 17th April, 2019 22nd May, 2019

Following the meeting minuted above, the Chairman has received from the Parish Clerk some information on CIL which is copied below for Group members' information:-

CIL is liable on:

- New build residential floor space of more than 100sqm (including retirement and extra care homes) measured by gross internal area
- The creation of a new dwelling is less than 100sqm
- The conversion of a building to residential that is no longer in lawful use
- The creation of more than 100sqm of new build floor space for retail development

A report was taken to Strategic Planning, Sustainability and Transportation (SPST) committee in January which outlines the governance arrangements for the strategic element of CIL. There will be an annual bidding and decision making process. Infrastructure providers will bid for funds, outlining the proposed project and how and when they intend to deliver it. CIL receipts will be spent on projects identified in the Infrastructure Delivery Plan and the Regulation 123 list. SPST will be the final decision making body on the allocation of funds.

For further information on the strategic element of CIL please see link below:

<https://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/community-infrastructure-levy>