

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 27th March, 2019

Present: Margaret Arger (MA)(Chairman), Robin Oakley(RO), John Kelly (JK), Cllr. Joan Buller (JB), Robin Kenworthy(RK), Colin Bowden(CB), Cllr. Gill Smith, Cllr. John Perry(JP) arrived at the AOB stage of the meeting, having been delayed on MBC business. Parish Councillor Sam Laine-Rose attended as an observer.

Apologies for absence: Cllr. Tom Burnham, Cllr. Adele Sharp, Colin Love.

1. **Membership of Group.** No changes.
2. **Minutes of Meeting on 20 February, 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.** It was pointed out that the proposed allotments would be for the use of Staplehurst residents generally, not just for purchasers of DWH houses. Concerns were expressed about the new roundabout on Marden Road which is not properly lit and is positioned such that traffic from the Marden direction is tending to ignore and drive the wrong way round the roundabout. It was noted that this matter was also raised at the Annual Parish Meeting on 25th March.
4. **Reported Planning Appeal and Decision.** A planning appeal was noted as follows:-
Perfect Place, Frittenden Road. Linked Planning and Enforcement Appeal to be heard at Maidstone Town Hall on 16th April.
A decision was noted as follows:-
The use of land and buildings at River Farm, Chart Hill Road, for fruit grading, packing, storage and distribution has been designated as lawful by MBC.
5. **Proposed Sustainable Garden Community in Marden; its effect on Staplehurst.** The Chairman read an E-mailed contribution from Colin Love which made comments similar to those of the members present. It was agreed that Marden is not the right place for such a scheme to build 2000 new homes. Roads in the area are unsuitable for the amount of traffic resulting from such a development. Marden Station has insufficient car parking and so commuters would probably be travelling to Staplehurst Station where there is currently sufficient parking. The site, which is to the North of the railway line has serious drainage problems and any large scale development will have serious problems with land drainage into the River Beult. The proposal goes against the draft Marden Neighbourhood Plan. There are no large scale employment opportunities in Marden so residents of the community would have travel out of the village on an inadequate transport and road system to seek employment.
6. **Revision of Staplehurst Neighbourhood Plan.** The Parish Council has agreed that the Neighbourhood Plan should be amended to include the minor changes put forward by the Review Group and agreed with MBC. The revisions would be made by Cllr. Sam Laine-Rose using InDesign software to modify the plan originally prepared by Fera. It was suggested that the Council should check that there are no copyright issues before proceeding with the revisions.
7. **Asset of Community Value – The King’s Head Public House .** Nothing to report. It was agreed that the Parish Clerk should be asked for an update before the next Group Meeting.
7. **Lodge Road and Station Area Regeneration.** JB said that she understood that MBC have some S.106 money for improvements which are being drafted by William Cornall (WC) of MBC. It was agreed that the Clerk be asked to obtain an update from WC as to the proposed improvements.

8. **The Parade.** There has been no progress in refurbishment of the Parade. The Parish Council is having dialogue with the owners of the Parade.
9. **Sainsbury's.** Nothing to report.
10. **Wimpey Field Nature Reserve.** It was noted that there is an approved planning application for the construction of a circular pond. The matter of access is still under discussion in which Helen Grant MP is now involved.
11. **Cycle Routes.** It was noted that it was probably impracticable for cycle lanes to be designated through existing housing estates as the roads are not wide enough and there would be problems of obstruction by parked vehicles.
12. **Accessibility and inclusion for persons with mobility problems.** RK reported that he and Cllr. Forward had met with a KCC officer to discuss tactile paving and dropped kerbs but due to the fact that the footways on the Parade are not within KCC Highways ownership there was nothing which could be done. However, it was agreed that dropped kerbs and tactile paving could be provided on the corner of the service road and Offen's Drive
13. **Any other business.** MA pointed out that after the Parish Council Elections in May the new council will need to confirm its commitment to the Group and to review its mandate.
14. **Dates of next meetings.** 17th April, 2019 22nd May, 2019