

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
held at Staplehurst Village Centre on  
Monday 20<sup>th</sup> July 2015 at 8.15 p.m.

Before the start of the meeting all present stood in respectful silence in memory of former councillor and local resident Ron Hegarty who had recently passed away.

**PRESENT:** Councillors Ashby, Buller, Burnham, Claridge, Gosling, Kemp, Lain-Rose, Manning, Reardon, Sharp, Spearink and Silkin who was in the Chair.  
Parish Clerk: Mr M J Westwood

**APOLOGIES:** Councillors Butcher, Kelly and Perry (on MBC business) whose apologies were accepted.

**URGENT ITEMS:** None requested.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda:-

Lobbying – Councillors Buller and Manning declared they had been lobbied about a defibrillator. Councillor Buller declared she had been lobbied about the Neighbourhood Plan. Councillor Burnham declared he had been lobbied about parking in Chapel Lane.

Changes to the Register of Interests – none declared.

Interest in Items on the Agenda – Councillor Burnham declared an interest in the subject of parking in Chapel Lane, as member of the nearby church. Chairman Silkin declared an interest in the proposed repainting of bus shelters and Nicholson Walk gate, having employed one of the potential contractors.

Requests for Dispensation – none requested.

**APPROVAL OF FULL COUNCIL MINUTES** Pages 1447-1450 of 6<sup>th</sup> July 2015 were proposed for approval by Councillor Manning, seconded by Councillor Sharp, approved by Councillors (Councillors Claridge, Kemp and Reardon abstaining), signed by Chairman Silkin and made available at [http://staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx)

**ACCOUNTS & FINANCES**

1. Accounts for payment for approval. Proposed by Councillor Lain-Rose, seconded by Councillor Kemp, the list of accounts for payment was approved.
2. Summation of Accounts to 10 July 2015. Noted by councillors and published at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx).
3. Defibrillator – Proposal for SPC to own and maintain a defibrillator to be installed at Staplehurst library (for decision) (SPC agreed to fund installation Mins 1389 & 1397). Chairman Silkin explained the background to the position where, in addition to the previously agreed installation, the Parish Council was now being asked to assume ownership and responsibility for future maintenance of a defibrillator that SECamb was proposing to hand over to the library. Noting the estimated additional costs set out in the Assistant Clerk's report, being £155 for a battery every 4-5 years and £20 for electrode pads every two years or after use and £15 annual running costs for the cabinet, proposed by Councillor Buller, seconded by Councillor Spearink, councillors voted nem con to approve the proposal. Councillor Manning asked that the agreed installation cost of £250 be reconfirmed with the contractor and that appropriate signage be arranged for the cabinet and the surrounding area.
4. Display Boards – proposal for acquisition of board (for decision pursuant to Min 1448). Proposed by Councillor Buller, seconded by Councillor Lain-Rose, councillors voted nem

con to purchase a six-panel double-sided display board as illustrated in the Assistant Clerk's report for £229 excluding VAT.

5. Repainting of bus shelters and Nicholson Walk gate – Quotations (for decision). Councillor Spearink discussed the specification issued and five responses received. Having considered the content and pricing of the work proposals, proposed by Councillor Claridge, seconded by Councillor Lain-Rose, councillors voted to accept the quotation of £3,450 from Stanley Painting Contractors (Councillors Buller and Reardon abstaining). Councillors asked that the Nicholson Walk gates be painted white.

#### **CORRESPONDENCE & CURRENT ISSUES for noting or decision:-**

1. Neighbourhood Plan & Local Plan
  - a) Update from Steering Group. Councillor Buller advised there would be further news after the MBC Strategic Planning, Sustainability and Transportation Committee meeting on 23<sup>rd</sup> July. She advised that on the same day representatives of the Group would be meeting the MBC planning officer dealing with the Bovis Fishers Farm application. The Clerk advised that he had spoken to a member of MBC's Spatial Policy team who was keen to issue the Regulation 16 version of the Staplehurst Neighbourhood Plan during August alongside another plan.
  - b) Update on MBC Draft Local Plan – (i) Review of Sites by MBC Strategic Planning, Sustainability and Transportation Committee – Councillor Buller reported that the Committee's meeting on 14<sup>th</sup> July had not covered all the agenda items so it would reconvene on 23<sup>rd</sup> July. Councillor Spearink said he had questioned the justification for revisiting sites that had previously been rejected by both Scrutiny Committee and Cabinet; this applied to two of the three Staplehurst sites submitted for reconsideration. (ii) Briefing by KALC Maidstone Area Committee. Noted by councillors.
  - c) MBC Objectively Assessed Housing Need – Request from KALC Maidstone Area Committee for SPC to vote on the motion:  
 "This Council does not believe that 18,560 is a reasonable figure for Objectively Assessed Housing Need and that, if flexibilities in the NPPF/NPPG methodology were properly utilised, a defensible figure would be significantly lower. It could be around 10,000, including windfalls. This would allow a more balanced level of housing and employment growth, reduce adverse impact on infrastructure and greenfield sites, and allow the Borough to regain control over planning for new housing development by having a five years supply."  
 Chairman Silkin explained the background to the request from KALC. Proposed by Councillor Lain-Rose, seconded by Councillor Spearink, councillors voted nem con to approve the motion.
2. Borough Council Update – (JP). Not discussed as Councillor Perry was unable to be present, being engaged elsewhere on MBC business.
3. Caretaker's Report – The Clerk said he was arranging holiday cover for the caretaker.
4. Parking in Chapel Lane – Correspondence from MBC Parking Operations (for response). Councillors discussed the information received from MBC Parking Operations and the resident of Chapel Lane who had spoken in public forum. Councillors recalled that they had opposed the application for development at Royal Oak Mews for reasons that included parking and congestion. Whilst hoping that the problem might diminish once building work finishes, councillors asked that MBC Parking Operations be advised that they feared MBC's approach to planning applications in the area would result in increased pressure on existing residential amenity.
5. Young Person's Travel Pass – Correspondence from KCC (for noting). Councillors noted the response from the KCC Cabinet Member for Environment and Transport to the Chairman's letter about the increased cost of the Young Person's Travel Pass.

Councillors asked that a further letter be sent to advocate forming a medium to long-term plan for the pass.

### **COMMITTEE & FOCUS GROUPS – Reports and recommendations:-**

1. Local Transport (TB, BM, PS) Next meeting 18/09/15. Report of meeting 19/06/15 posted at [http://www.staplehurstvillage.org.uk/hawkhurst\\_transport.aspx](http://www.staplehurstvillage.org.uk/hawkhurst_transport.aspx)
2. Staplehurst Emergency Help Team (JB, PB, NK, RS, PS) Next meeting 17/09/15. Report of meeting 22/06/15 posted at [http://www.staplehurstvillage.org.uk/kcc\\_emergency\\_planning\\_group.aspx](http://www.staplehurstvillage.org.uk/kcc_emergency_planning_group.aspx)
3. Planning Committee (PB, MA, JB, CC, TB, AG, PK, NK, RS, PS,) [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx)
4. Allotments Project Group (TB, PK, JB, BM) Next meeting? [http://www.staplehurstvillage.org.uk/sub\\_groups\\_1.aspx](http://www.staplehurstvillage.org.uk/sub_groups_1.aspx)
5. Strategy & Policy Group (JP, TB, PK, PB, CC, SL, RS) Next meeting? [http://www.staplehurstvillage.org.uk/policy\\_group.aspx](http://www.staplehurstvillage.org.uk/policy_group.aspx)
6. Finance Group (JP, TB, PK, PB, NK, SL, JR) Next meeting? [http://www.staplehurstvillage.org.uk/finance\\_group.aspx](http://www.staplehurstvillage.org.uk/finance_group.aspx)
7. Oliver Road Open Space (PK, SL, AS, PS)
8. Playscheme (TB, JB, NK) Next meeting? [http://www.staplehurstvillage.org.uk/youth\\_activities\\_1.aspx](http://www.staplehurstvillage.org.uk/youth_activities_1.aspx)
9. Publicity & Website Group (TB, PK, MA, JB, CC, NK, SL, JR) Next meeting 21/07/15. [http://www.staplehurstvillage.org.uk/publicity\\_website.aspx](http://www.staplehurstvillage.org.uk/publicity_website.aspx) Councillor Buller said the group would be discussing the next issue of the Village Update for which copy would be required by 3<sup>rd</sup> August. She asked that ideas for content be sent to her as soon as possible.
10. Rural Settlement Group (JP, JB, NK, AS) Next meeting 05/08/15. Report of meeting 08/07/15 awaited. Report of meeting 03/06/15 posted at [http://www.staplehurstvillage.org.uk/rural\\_settlement\\_group.aspx](http://www.staplehurstvillage.org.uk/rural_settlement_group.aspx). Councillor Buller said that the RSG requested that a letter be sent to Tesco about its sign in Station Approach and that the Parish Council join the Weald of Kent Protection Society. Councillors agreed that a letter should be sent to Tesco and asked for information about the Society to facilitate a decision.
11. Staff Group (JB, PK, SL, BM, JP)
12. Staplehurst Village Centre Development Group (TB, AG, SL) Next meeting 06/08/15. Councillor Burnham said that good progress was being made and that Councillor Lain-Rose's note of the meeting on 16<sup>th</sup> July would be circulated. The next meeting would be at the Free Church to facilitate learning from that the experience of that project.
13. Surrenden Playing Field Group (TB, PK, BM, JR, AS) Next meeting? <http://www.staplehurstvillage.org.uk/others.aspx>
14. Village Enhancement Group (TB, PK, JB, PB, JR, AS) Next meeting? [http://www.staplehurstvillage.org.uk/sub\\_groups.aspx](http://www.staplehurstvillage.org.uk/sub_groups.aspx).
15. Youth Club (PK) Next meeting? [http://www.staplehurstvillage.org.uk/staplehurst\\_youth\\_club.aspx](http://www.staplehurstvillage.org.uk/staplehurst_youth_club.aspx)

### **REPORTS FOR NOTING from local community groups:-**

1. Carnival & Fete (SL, BM) Next meeting? [http://www.staplehurstvillage.org.uk/staplehurst\\_carnival\\_fete\\_committee.aspx](http://www.staplehurstvillage.org.uk/staplehurst_carnival_fete_committee.aspx)
2. Churchyard Liaison (PB, PK) Next meeting? [http://www.staplehurstvillage.org.uk/sub\\_groups\\_2.aspx](http://www.staplehurstvillage.org.uk/sub_groups_2.aspx)
3. Headcorn Aerodrome Consultative Committee (JP, BM) Next meeting 06/10/15. [http://www.staplehurstvillage.org.uk/headcorn\\_aerodrome.aspx](http://www.staplehurstvillage.org.uk/headcorn_aerodrome.aspx)
4. Jubilee Field Management & Users Group (JP, PB, PK) Next meeting? [http://www.staplehurstvillage.org.uk/jubilee\\_fields\\_users\\_group.aspx](http://www.staplehurstvillage.org.uk/jubilee_fields_users_group.aspx)
5. KALC Area Committee (RS, PK, PB, JP) Next meeting? Minutes of meeting 30/06/15 posted at [http://www.staplehurstvillage.org.uk/kent\\_association\\_of\\_local\\_councils.aspx](http://www.staplehurstvillage.org.uk/kent_association_of_local_councils.aspx)
6. Kent Community Alcohol Partnership (PB) Next meeting?
7. Knoxbridge A229 Residents' Group (BM, NK, PS) Next meeting?
8. McCabe Day Centre (JB) Next meeting 16/07/15. [http://www.staplehurstvillage.org.uk/mccabe\\_day\\_centre.aspx](http://www.staplehurstvillage.org.uk/mccabe_day_centre.aspx)
9. Neighbourhood Watch (JB, NK) [http://www.staplehurstvillage.org.uk/police\\_liaison.aspx](http://www.staplehurstvillage.org.uk/police_liaison.aspx)
10. Police/Parish Liaison (PB, NK, AS) Next meeting 20/08/15. [http://www.staplehurstvillage.org.uk/police\\_liaison.aspx](http://www.staplehurstvillage.org.uk/police_liaison.aspx)
11. River Beult Catchment Improvement Group (JP, NK, PS) Next meeting July 2015 (t.b.c.). <http://www.staplehurstvillage.org.uk/others.aspx>
12. Sobell Cheshire Home (JP, PS) Next meeting 01/09/15. Report of meeting 02/06/15 awaited. <http://www.staplehurstvillage.org.uk/others.aspx>

13. Speed Watch (JB) <http://www.staplehurstvillage.org.uk/speedwatch.aspx> Councillor Buller said that maintenance work on the Speedwatch equipment had identified the need for a new battery and new feet to improve stability. A proposal would be submitted to the next Council meeting.
14. Staplehurst Community Hub (JB) Next meeting?
15. Staplehurst Library Users Group (JB, BM)
16. Staplehurst Patients' Participation Group (JB, AS, RS). Next meeting 14/10/15. Minutes of meeting 01/07/15 posted at [http://www.staplehurstvillage.org.uk/patient\\_participation\\_group\\_at\\_health\\_centre.aspx](http://www.staplehurstvillage.org.uk/patient_participation_group_at_health_centre.aspx).
17. Staplehurst Primary School Liaison (AG, SL, BM, JR)
18. Staplehurst Surface Water Management Plan Group (NK, PS) Next meeting July/August 2015 (t.b.c.). Report of meeting 02/10/14 awaited.
19. Staplehurst Village Centre Trust (MA, PB) Next meeting? Report of meetings 11/11/14, 03/12/14, 06/01/15 and 24/02/15 awaited. [http://www.staplehurstvillage.org.uk/village\\_centre\\_trust.aspx](http://www.staplehurstvillage.org.uk/village_centre_trust.aspx)
20. Village Golf & Sports Club (PB) Next meeting? [http://www.staplehurstvillage.org.uk/ot\\_hers.aspx](http://www.staplehurstvillage.org.uk/ot_hers.aspx)

Chairman.....

**PUBLIC FORUM:** Before the meeting at 7.55pm Mr Chris Hawkins of DHA Planning and Mr Greg Lendrum of Countryside Properties discussed their early proposals to build 100-150 houses on land south of Headcorn Road. They explained that the homes would occupy approximately one third of a site which had previously been submitted to MBC in response to a land call; at that time approximately three hundred homes had been envisaged. They showed an indicative plan to illustrate a draft layout of proposed housing and open space, which they agreed to send to the Parish Council for further communication. Countryside Properties would like to submit an outline planning application to MBC but said they had been keen to consult the Parish Council before doing so. In response to questions from councillors and members of the public the following information was advised: Countryside properties hold an option on the site; visitors were uncertain whether there had in the past been discussion of allotments on site, but they said such provision could be considered; visitors acknowledged the need to take a cumulative view of traffic flows; Countryside Properties see the proposed number of houses partly as an opportunity to fill a gap created by the reduction in proposed houses on the Hen & Duckhurst site (from 370 in the Reg. 18 Local Plan to 250 in the approved outline planning application); further development of the site would 'unlikely' before 2031; they would talk to other developers about access and traffic measures under direction from Kent Highways – they felt the only feasible points of access were on Headcorn Road; visitors were requested to consult policy AM3 in the emerging Staplehurst Neighbourhood Plan.

A resident recommended that MBC's handling of the Folly Farm planning application 15/504228 be reported to the Local Government Ombudsman. A resident urged the Parish Council to agree to take on full responsibility for a defibrillator at the library. A resident spoke about the difficulties she had encountered as a result of parking and large vehicle movements in Chapel Lane and her wish to see yellow lines in place.

**POLICE REPORT:** PCSO Gardner's report showed ten crimes: six criminal damage; two burglary other than dwelling; one theft; one theft from motor vehicle.