

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 26th June, 2019.

1. **Present:** Cllr. Joan Buller(JB), Robin Kenworthy(RK), Colin Love(CL), Cllr. Colin Bowden(CB), Robin Oakley(RO), Cllr. Adele Sharp (AS) Tom Burnham (TB) Gill Smith (GS), Cllr. Sam Lain-Rose (SL) from 9.20pm.
2. **Apologies:** Cllr. John Perry (Away on business), Cllr. Paddy Riordan, Cllr Karen Langmaid, Margaret Arger, John Kelly.
3. **Membership of the Group.** No changes
4. **Minutes of Meeting on 22nd May, 2019:** Agreed
5. **Matters Arising. None**
6. **Amendments to the existing Neighbourhood Plan.** SL is working on incorporating the addition of the minor amendments into the software copy held by the Parish Council. GS suggested that the major changes should be left in abeyance until MBC has issued details of sites offered for housing, at which time there should be a special 'brainstorming' meeting of the Group to discuss the way forward for the Neighbourhood Plan. CL suggested that it might be necessary for the PC to employ Richard Eastham of FERIA to work on any major amendments and changes as he is seen to be independent and well-respected. This would involve the PC in additional costs which would have to be included in the 2020/1 budget.
7. **Marden Neighbourhood Plan.** TB reported that he had seen the plan which is understood to have been produced by a group of residents and parish councillors. He considered it to be well produced with brilliant text but that the policies were somewhat vague. The plan can be viewed on line or a hard copy is available to view at Marden Public Library.
8. **High Weald AONB Consultation on a Design Guide for New Housing Development.** There was general feeling amongst the Group that the guide was good inasmuch as it gives some excellent recommendations on design of houses, hedges and boundaries.
9. **Maidstone Borough Local Plan.** Nothing to report.
10. **David Wilson Homes land north of Marden Road.** Members reported that workers from this site are still parking on neighbouring residential roads because the on-site parking is insufficient. There is still no wheelwashing plant on site. DWH have been working on site 7 days a week and they have applied to MBC to vary the times for starting and finishing work as set out in Condition 20 of the planning permission. MBC are proposing to completely remove Condition 20 which would permit DWH to work 7 days a week for whatever hours they liked. ** JB is attending the MBC Planning Committee on 27 June to speak on behalf of the PC against the proposal and CB is also intending to speak for 3 minutes as a resident affected by any proposed changes. JB and a group of parish councillors are to visit the site for a meeting with DWH on Tuesday, 2nd July. CB reported that the latest schemes submitted by DWH for foul and surface water drainage do not work and he is in the process of preparing a detailed submission for the PC. It was noted that it is proposed that all the foul sewage should be discharged to the Marden Road sewer which is already known to be problematic. It is worth noting that Southern Water said that

there was insufficient capacity to accommodate drainage from 50 houses which were proposed for a site on the South side of Marden Road.

11. Reported Decisions: None

12. Asset of Community Value: SL reported that he has arranged a meeting with the tenant of the King's Head public house for the week commencing 1st July to discuss the pub's role in the community. AS expressed the view that MBC are being unreasonable in expecting the PC to have plans in place for the use of ACVs in the event of their becoming available for purchase, as the likelihood of their becoming available for purchase is some years away.

13. Sainsbury's: AS reported that the Kent Online website was showing a piece about the failure of Sainsbury's to construct a new supermarket for which they have had planning permission for 6 years, and their failure to re-develop the petrol station site in the High Street . This piece was a precursor to a front page article on the Weald edition of the Kent Messenger for 27 June. Borough Councillor Louise Brice has been involved in discussions with Sainsburys but the company is still not prepared to commence work.

14. AOB: RO reported that the PC has agreed that the Group can relocate to the Youth Club building for its future meetings as this offered more space and easier accessibility. Paul Kelly of the Youth Club will make a key available for the use of the Group to gain access. SL reported that former parish councillor Hannah Pontet would be interested in joining the group. She has an environmental degree, some experience in preparing neighbourhood plans and is currently training to become a quantity surveyor, all skills which would benefit the Group. It was agreed that the secretary would contact her and invite her to the next meeting.

Meeting closed 9.50pm.

Next meetings 24 July, 28 August, 25 September, 23 October, and 27 November.

Robin Oakley

27 June 2019

**** POST MEETING NOTE:** Cllr. Joan Buller as the Parish Council's representative and Cllr. Colin Bowden, as a resident, attended MBC's Planning Meeting at which Condition 20 was on the agenda to be discussed as first item. It was put back to later on the agenda and when it came up, the Council's officers spoke. When JB tried to speak, the Chairman, Cllr. Clive English decided to defer the item to a later date. Borough Councillor Louise Brice tried to object and was firmly told by Cllr. English not to interrupt as she is not a member of the planning committee. So there is no progress on this matter