

## STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

### Minutes of meeting held on May 22nd, 2019.

1. **Present:**, Cllr. Joan Buller, Cllr.Sam Lain-Rose, Robin Kenworthy, Margaret Arger, Colin Love, Cllr.Colin Bowden, Robin Oakley, Cllr. Karen Langmaid.
2. **Apologies:** Gill Smith, Cllr. Adele Sharp, Tom Burnham, John Kelly, Cllr. Mick Chapman, Cllr. John Perry (Attending MBC Meeting).
3. **Membership of Group:** Following the Parish Council Election, there have been changes to the membership of the group, which now comprises:-  
  
Parish Councillors: Colin Bowden (CB), Joan Buller(JB),Mick Chapman (MC), Karen Langmaid (KL),Sam Lain-Rose (SLR), John Perry (JP) Patrick Riordan (PR) (ex-officio),Adele Sharp (AS).  
  
Borough Councillor: Louise Brice (LB)  
  
Residents: Margaret Arger (MA), Tom Burnham (TB), John Kelly (JK), Robin Kenworthy (RK), Colin Love (CL), Robin Oakley (RO), Gill Smith (GS).
4. **Election of Chairman & Vice-Chairman:**  
Margaret Arger was proposed as Chairman by Cllr. Buller, Seconded by Cllr. Lain-Rose, and elected unopposed.  
Tom Burnham was proposed as Vice-Chairman by Cllr. Lain-Rose, Seconded by Cllr. Buller and elected unopposed.
5. **Minutes of Previous Meeting:** Agreed
6. **Matters Arising.** RK said that the Parish Clerk had sent him a copy of the council's submission to the Select Committee on accessibility.
7. **NPRG Terms of Reference:** The Group's Terms of Reference were agreed at the first meeting of the new Parish Council and therefore there was no further discussion required at this time. SLR noted that the Terms of Reference could be amended at any time in the future.
8. **Maidstone Borough Local Plan.** JB said that the Parish Clerk has asked MBC to let the council have advance details of any sites offered in the call for sites for housing. It was agreed that the Group should ask the Clerk, by way of these minutes, for a hard copy of the Local Plan should these become available.
9. **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. The revised working start and finish times have still not been agreed by MBC. There is still no wheelwashing plant on site. CL suggested installation of a camera at the site to monitor site movement and SLR advised he would raise it with the Community Enhancement Group (CEG) with a view to a mobile camera being placed there.
10. **Proposed Sustainable Garden Community in Marden:** It was noted that the recent protest march at Marden had been well attended and successful. RK commented that the site in question, north of the railway was partly on high ground but was surrounded by lower ground which was subject to flooding.

- 11. Reported Decisions:** JB reported that the Udene Farm Stud appeal had been upheld.
- 12. Asset of Community Value:** JB reported that she and the Parish Clerk had met John Barnes of Shepherd Neame Brewers who own the King's Head. Mr. Barnes confirmed that the brewers were satisfied with the commercial viability of the pub at present and there was no prospect of it closing. He said that it was a good pub with a good future but the brewers would not stand in the way of the council making an application to have it declared an asset of community value. The Clerk said that in order to proceed further it would be necessary to speak with the tenant of the pub to find out what community activities take place there. SLR said that he knows the tenant so he would find out this information for the Clerk.

It was agreed that further discussion should take place with the Clerk as to making the library site, and the school site and playing field assets of community value. This could only be an advantage in the event that at some future date the school is re-located or the library facility is closed. The sites could then become marketable by KCC with the obvious potential for housing.

- 13. Lodge Road and Station area regeneration:** JB reported nothing new. After some discussion it was agreed that the Parish Council should be asked to request an update from William Cornall at MBC.
- 14. The Parade:** RK raised concerns about the uneven brick pavements outside the betting shop. These have been marked off for replacement by Kent Highways, but the landlords are unwilling to meet the cost. SLR advised of ongoing discussions with the landowner for a long term resolution to maintenance of the site.
- 15. Sainsbury's:** nothing to report.
- 16. Wimpey Field Nature Reserve – Access:** Helen Grant MP has E-mailed SLR and the Parish Clerk re: options and the access gate is to be moved.
- 17. Accessibility for persons with mobility problems:** RK outlined his submission to the Select Committee and he will make it available to anyone who wants to read it.
- 18. AOB:** RK mentioned problems with the Bathurst Road sewage pump but it was agreed that this was a matter for the parish council. It was noted that Redrow have applied to vary their planning permission for the Fishers Farm site to build fewer large homes and more smaller homes. It was agreed that this should be monitored as regards occupation and affordability.

**Meeting closed 9.40pm. Next meetings 26 June, 24 July, 28 August, 25 September, 23 October, and 27 November.**

Robin Oakley

25 May 2019