

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 23rd January, 2019

Present: Margaret Arger (MA)(Chairman), Robin Oakley(RO), Cllr. Tom Burnham (TB), John Kelly (JK), Cllr. Gill Smith (GS), Cllr. Joan Buller (JB), Cllr. Adele Sharp, Robin Kenworthy.

Apologies for absence: Cllr. John Perry, Colin Love, Colin Bowden.

1. **Membership of Group.** No changes.
2. **Minutes of Meeting on 28th November, 2018.** Robin Kenworthy stated that he was present at the meeting. The use of the ground floor committee room was discussed again but RK said that he was still able to climb the stairs to the first floor committee room and so it was agreed that the status quo would remain unless RK informs the group that he is no longer able to climb the stairs.
3. **Non-Councillor Members Policy and Procedures.** TB said that a declaration document was not necessary as the group is not a committee.
4. **The Planning (Appeals) Bill.** RO reported that the Parish Clerk has E-mailed Helen Grant, MP, asking her to support this Private Member's Bill when it is considered later in January.
5. **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. MBC have agreed DWH's proposals for the drainage and Southern Water have agreed to the foul drainage from the first 50 dwellings being discharged into the existing sewer in Marden Road.
6. **Reported Planning Decisions.** MBC have refused the planning application for 80 extra care units on land at George Street, and the planning application for change of use from Class B2 to Class D2 (Gym) for Unit 8 at the Honeycrest Industrial Estate. MBC have given approval for improvements to the tennis courts at the Cricket and Tennis Club in Frittenden Road, including the installation of low level LED flood lighting.
7. **Review of Staplehurst Neighbourhood Plan .** Sue Whiteside, Principal Planning Officer (Strategic Planning) at MBC has responded to the Group's review and suggested amendments to the Neighbourhood Plan, as follows. 'My view is that the proposed changes are not minor (non-material) updates to the neighbourhood plan, which could be made by agreement between the Borough and Parish Councils, so the modifications would constitute a material change to the plan. Consequently, the amended plan 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). From my initial review of the regulations for a modified plan, at Regulations 14 and 15 the Parish Council additionally must prepare a statement saying whether it believes that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The Borough Council prepares a similar statement at Regulation 17. Thereafter it becomes a little different. Based on the modifications, the Borough and Parish Council's statements, and the representations on the plan, the Examiner will decide whether the modifications change the nature of the plan and, if not, the plan does not proceed to Referendum and moves to the making/adoption process'.

She has offered to meet a small delegation of members of the group at MBC's office and offered some dates. The suggested date of 18th February in the afternoon would suit the members of the group.

It was suggested that the Parish Clerk should write to Sue Whiteside to seek clarification as to which items are regarded as material rather than minor, before our meeting.

John Kelly suggested that Gypsy and Traveller policy and Sport and Recreation facilities need to be paid particular attention in any revision.

TB reported that Staplehurst PC had organised two meetings with representatives of local parish councils including Headcorn, Ulcombe, Kingswood and Coxheath regarding gypsy and traveller issues and other planning matters. As a result William Cornall of MBC is to set up regular planning liaison meetings with parishes. The first will focus on the MBC Local Plan.

8. Asset of Community Value – The King’s Head Public House . Nothing to report.

9. Lodge Road and Station Area Regeneration. Nothing to report.

10. Visits to Cranbrook and Goudhurst Parish Councils. RO & MA reported on their visits to meetings of Cranbrook PC at Colliers Green and Goudhurst PC at Goudhurst, where proposed neighbourhood plans were discussed. Cranbrook are employing Ferial to prepare their Plan which will cover Hartley, Cranbrook, Sissinghurst and Colliers Green. Goudhurst are including Kilndown and Curtisden Green in the Plan. Copies of RO and MA’s reports are attached to these minutes.

11. The Parade. The replacement trees between the Pharmacy and Offen’s Drive have now been planted. RK reported that he is in discussion with Kent Highways regarding the provision of dropped kerbs and tactile paving and is meeting their officer on 31 January for a site visit. JK said that the parking bay lines need to be repainted.

12. Sainsbury’s. Nothing to report.

13. Wimpey Field Nature Reserve. TB reported that KCC’s Rights of Way officer has met with him, and representatives of Taylor Wimpey and the site’s management company. TW are putting in another section of footway but there are still problems with access.

14. Register of Listed Buildings. Nothing to report.

15. AOB. RK drew attention to lack of footways on some parts of the new Redrow housing development, particularly where it joins Pile Lane and at the junction with Headcorn Road, and a general lack of dropped kerbs and tactile paving.

MA reported that she had received a document from Cllr. Lain-Rose setting out the dates of the Group’s meetings for the remainder of 2019. She pointed out that the names of group members included Cllr. Paddy Riordan who is not a member of the Group. The matter of meeting dates was discussed and it was agreed that they should remain flexible and subject to change and/or cancellation as and when required.

16. Dates of next meetings. 20th February, 2019, 27th March, 2019

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

GOUDHURST NEIGHBOURHOOD PLAN

(including KILNDOWN AND CURTISDEN GREEN)

Margaret Arger and Robin Oakley attended the Open Morning at Goudhurst Parish Hall on Saturday, 8 December. It was a strange event because there were no displays to view, only a 74-page Consultation Draft entitled '2013-2033 Setting the Pattern for Future Development in Goudhurst' which could be discussed with members of Goudhurst Parish Council's (PC) Neighbourhood Plan Team, which appeared to be a mixture of parish councilors and residents. The PC are not employing planning consultants; instead they are preparing their own plan.

There are no proposals to deal with the traffic problems on the A262 which bisects the village running East to West. The team regard the traffic congestion and parking problems as traffic calming, but the PC are currently seeking to have the A262 downgraded to a B road in the belief (probably mistaken) that this will discourage HGV and coach drivers from using the A262 through Goudhurst.

There is currently only one gypsy and traveller site in Smith's Lane and no proposal in the draft to provide any further gypsy and traveller sites in the future. Concern was expressed that residents have to commute to locations outside the parish in order to earn salaries sufficient to meet the mortgages that are necessary to buy properties in the village. Commuters wishing to travel to London have hitherto parked their cars at Marden to travel from Marden station but the car park there is now full with more local cars coming from recent and ongoing housing development in Marden. Thus it has become necessary to drive to Staplehurst station where there are currently ample parking spaces. This adds to traffic coming into Staplehurst parish via the A229 or Pinnock Lane/Goudhurst Road.

CRANBROOK & SISSINGHURST NEIGHBOURHOOD PLAN

(including COLLIERS' GREEN & HARTLEY)

Margaret Arger and Robin Oakley attended a presentation at Colliers' Green School on 6 December. It was given by Richard Eastham of FERIA, who are providing planning consultancy to the Cranbrook & Sissinghurst Parish Council (PC). Approximately 40 people attended, most of whom seemed to be from Collier's Green settlement. They seemed to think that they are being ignored by the parish council's Neighbourhood Plan Steering Group. It was noted that Cranbrook and Sissinghurst are in the Weald AONB but Colliers' Green is not.

Tunbridge Wells Borough Council (TWBC) will not disclose their new housing allocation for the parish until the TW Local Plan is published, but the PC are working on the theory that TWBC has to provide 14,000 houses and 5% of this total, i.e. 700 is likely to be allocated to the parish. PC representatives expressed the view that it is unlikely that there would be any new houses allocated to Collier's Green since it lacks roads and other infrastructure.