

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 7 February, 2018

Present: John Kelly (JK), Robin Oakley (RO), Tom Burnham (TB), Joan Buller (JB), Margaret Arger (MA) (Chairman), Gill Smith (GS), John Perry (JP)

Apologies for absence: Robin Kenworthy, Colin Love

1. **Membership of Group.** No change.
2. **Minutes of Meeting on 10 January, 2018.** No comments.
3. **Matters arising, not covered on the agenda.** None
4. **Planning Applications received by the Parish Council (SPC).** It was noted SPC had considered the application for a gypsy and traveller caravan at Blossom Lodge, Frittenden Road, which had been refused at a Judicial Review in 2016, had been recommended for refusal as it was against the Local Plan and the Neighbourhood Plan. It was noted the owner of the land on the East side of the High Street, adjacent to South Cottage has appealed against MBC's refusal and has been given 6 months to remove the pink Heras fencing at the front of the land.
5. **David Wilson Homes Planning Application for Land at Hen and Duckhurst Farm.** This is currently with Maidstone Borough Council (MBC). It was agreed members of the Group should try and find out if any of the Kent Parish Councils have experienced problems with David Wilson Homes failing to provide adequate surface water drainage on new developments within their parishes.
6. **Reported Decisions.** It was reported the following decisions made by MBC were of interest:-
 - Udene Barn Stud.** G & T residential site for four families. Refused
 - Meadow View, Marden Road.** Additional mobile home. Refused
 - Land at Station Approach and George Street.** Fencing around the site, which had been the subject of a retrospective planning application, has been granted permission by MBC despite objections by SPC.
 - The Three Sons, Parkwood Lane,** Application for provision of a mobile home, recommended for refusal by SPC, has been withdrawn.
 - Holman House, Station Road.** Conversion of commercial building to provide 7 residential apartments, which was recommended for refusal by SPC has been withdrawn.
7. **Lodge Road and Station Area Regeneration.** JP reported MBC is hoping to work with Network Rail and developers on a regeneration project for the area.
8. **The Parade.** It was reported the work to provide level access for wheelchairs to the Spar shop is complete and looks good. Nothing good could be said about the rest of the Parade. The brick paving along the front of the South border outside the Pharmacy has been cordoned off by Kent Highways as being uneven and hazardous but nothing has been done about this, or about the repeated flooding to the footway which occurs outside the Pharmacy when it rains. The two shrub borders which were partially cleared by the Community Payback team look very untidy. They left the job before they completed the work and apart from the shrub waste, the brickwork is in a poor condition and this detracts from the appearance of the whole area. It was resolved the Chairman would e-mail the Parish Clerk to express the Group's concern that the area was likely to affect trade in the shops, especially passing trade, when motorists would be disinclined to stop in the village.

9. **Any Other Business.** The following matters were raised and discussed:

Fly tipping: Members were concerned at the amount of fly tipping taking place, particularly in Headcorn Road in the gateway between the railway bridge and the river bridge. GS informed members of a new App called Country Eye which allowed the user to photograph and report incidents of fly tipping.

Gypsy and Traveller Sites: TB reported the Assistant Parish Clerk had updated a spreadsheet showing all known gypsy and traveller sites in the parish. Members of the group were asked to inform the Assistant Parish Clerk of any additional sites which did not appear on the spreadsheet.

Listed Buildings in Staplehurst: JK had circulated to members lists of listed buildings and village assets. It was agreed members of the group would consider these lists and advise JK of any changes or additions which they considered appropriate.

Surrenden Playing Field. TB reported there are ongoing discussions between SPC and MBC regarding the possible purchase of the field by SPC. It was agreed that the MBC's suggested price of £35,000 was a matter of some concern.

The next meetings in 2018 will be on Wednesdays, 7th March, and 11th April.