

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 4th March, 2020 at Staplehurst Youth Centre

1. **Present:** Robin Oakley ,Secretary(RO), Margaret Arger, Chairman (MA), Cllr. John Perry (JP), Cllr. Sue Forward (SF), John Kelly (JK),Cllr.Colin Bowden(CB) Robin Kenworthy(RK),
2. **Apologies:** Tom Burnham (TB) Cllr. Paddy Riordan (PR) Cllr. Joan Buller (JB),Cllr. Adele Sharp (AS), Gill Smith (GS), Colin Love (CL).
3. **Membership of the Group.** No changes
4. **Minutes of Meeting on 5th February, 2020:** Agreed
5. **Matters Arising.** RO reported that County Councillor Eric Hotson was now involved with the bus problems and at his request details of the problems have been sent to Kent Highways and Transportation who are forwarding them to the Driver & Vehicle Standards Agency who are responsible for enforcement on behalf of the Traffic Commissioners.
6. **Amendments to the existing Neighbourhood Plan.(NP)** RO reported that Ferial have been sent the outstanding information and new photographs to enable them to make the amendments to the NP and these are awaited. Some discussion took place as to what major changes and enhancements of the NP should be considered and it was agreed that the Group should make the following recommendations to the Parish Council:-
 - Chase Ferial regarding the amendments which they have contracted to do.
 - Consider a full review of the existing NP with a view to updating and adding generic and specific policies.
 - Add in Gypsy and Traveller policies.
 - Remove specific naming of sites under construction and make generic.
 - Widen the area of the parish covered by the NP
 - Include recommendations to clean and dredge ditches and watercourses, including River Beult.
 - Encourage housing developers to include rainwater harvesting and enable householders to use rainwater for flushing WCs and for laundry and car washing.
 - Encourage housing developers to include PV solar panels where appropriate.
 - Encourage housing developers to include charging points for electric vehicles on every new house.
 - Consider transport and commuting by residents from villages and communities south and north of Staplehurst who use the A229 to reach Staplehurst Railway Station.
 - Consider enhancement of Policy PW2.
 - Consider whether the development of the three housing sites currently under construction in Marden Rd. and Headcorn Rd. make necessary any changes to the NP.
7. **Maidstone Borough Local Plan Call for Sites. Feedback on Public Meeting held on 25th February, 2020.** RO reported that 159 attendees signed in at the meeting and feedback indicated that those attending were very impressed by the very professional presentation by Cllr. Joan Buller who was assisted by her husband, Malcolm Buller. Borough Councillor John Perry, County Councillor Eric Hotson and the Chairman of this Group, Mrs. Margaret Arger, all made short presentations on various aspects of the call for sites, and on its effect on our NP. A number of attendees made important contributions to a Q & A session and attendees were encouraged to write to the MBC Strategic Planning and Infrastructure Committee with their comments, and to other bodies named on a list which was handed to all attendees. RO reported that to date the Parish Clerk had received copies of 7 letters sent to various of

the listed bodies and he will be keeping a list of the correspondents and the subject areas of the letters. It was noted that the MBC Strategic Planning and Infrastructure Committee are meeting on 10th March and it is proposed that between now and October this year MBC will develop different strategic options for future growth and then bring them to the committee for review. Selected options would then be put out for public consultation in October. In Spring 2021 a second consultation would focus on specific topic areas. The target end date is to have the reviewed Maidstone local plan adopted by October, 2022.

- 8. David Wilson Homes (DWH) Dickens Gate site .** It was noted that there is a current planning application to remove the working hours limit requirement . This has been a matter of contention with residents of the adjacent Lime Trees estate since DWH started work. It is understood that MBC's Planning Officer has indicated that he does not consider this to be a planning matter and instead says that it is an Environmental matter. The application will go before the PC Planning Committee on 9th March, 2020. The surface water drainage from the site continues to be a source of concern and RO reported that the Parish Clerk has sent a lengthy E-mail to KCC Flood and Water Management detailing the Parish Council's concerns and inviting officers from that body to visit Staplehurst to discuss the PC's concerns. Copies of the E-mail have been circulated to members of this group.
- 9. Reported Decisions.** There are no reported decisions of note but it was noted that there is a planning application for additional work at the Monks Lake Fish Farm which, although it is in Marden Parish, adjoins Staplehurst parish and is accessed via the A229.
- 10. Asset of Community Value:** Nothing to report.
- 11. Sainsbury's:** Nothing to report.
- 12. Any other business.** It was noted that there are still access problems from The Bartons to the Wimpey Fields Nature Reserve.

Meeting closed at 9.55pm.

Meetings in 2020 are scheduled as follows: April 8, May 6, June 3, July 1, August 5, September 2, October 7, November 11, December 9.

Robin Oakley

5 March, 2020