

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 26th September, 2018

Present: Robin Oakley(RO), Cllr.Joan Buller(JB), Colin Bowden (CB), Cllr. Tom Burnham (TB), John Kelly (JK) (Acting Chairman), Robin Kenworthy (RK) Adele Sharp (AS).

Apologies for absence: Cllr.Gill Smith, Margaret Arger, Colin Love

1. **Membership of Group.** No changes.
2. **Minutes of Meeting on 15 August, 2018.** No comments or matters arising.
3. **David Wilson Homes (DWH) Land north of Marden Road.** The general view of members was that nothing seems to be in the public domain regarding foul and surface water, or the proposal for speed humps in Marden Road. CB has not had any response from KCC who are the lead authority on surface water. It is understood that Resident Malcolm Buller has not received a response to his treatise on speed humps which was sent to MBC and KCC. TB said that the Parish Council could contact KCC on both these matters. RO suggested that SPC should contact County Cllr. Eric Hotson. JB pointed out that this project has only ever been the subject of an outline planning application; never a full application, and she suggested that SPC should ask MBC what their response has been to Southern Water's letter of 16/08/18. The discussion on this item concluded with a recommendation from the Group that SPC write to KCC and MBC regarding foul and surface water drainage and speed bumps, and seeking an update on any decisions made and any ongoing discussions with David Wilson Homes.
4. **Reported Planning Decisions.** The proposal for new houses at Iden Grange has been refused by MBC on the grounds that it is against the NP. The planning application for Three Sons, Park Wood Lane has been refused. The proposed new roundabout and access road from the A229 to Friday's poultry farm has been approved. JB said that she would be speaking at MBC's Planning Meeting on 27th, on behalf of the SPC against the proposal for new houses on land south of The Gables Marden Road. TB will be speaking at the same meeting on behalf of SPC regarding the proposal for apartments at Holman House, Station Road. It was noted that the proposal to build new homes on the site of the car sales at Cross-at-Hand had been recommended for refusal by SPC at its meeting on 24 September as it was against the NP.
5. **Review of Staplehurst Neighbourhood Plan.** The Secretary of the Group produced a review of the Neighbourhood Plan which incorporated the views of members of the Group as to what needed to be amended or added to the Neighbourhood Plan. This review is attached to these minutes. It was noted that Neighbourhood Plan Objective O6 which related to the crossroads of Station Road – High Street – Headcorn Road - Marden Road needs a complete re-write and it was agreed that this should be considered at the next meeting of the Group. Members were asked to give this some consideration and come to the next meeting with ideas and suggestions as to what could be done. It was noted that some unknown people had been doing a traffic count at the traffic lights in the last few days. There had been some suggestions from RO and RK as to items which should be considered for inclusion in the NP to encourage developers to improve the quality of the homes that they build and these are listed at Appendix 'A' to the list of suggested revisions.
6. **Lodge Road and Station Area Regeneration.** It was reported that work continues on the car park extension at the railway station although it was noted that it bears no relationship to the Neighbourhood Plan, which is disappointing. TB reported that MBC have produced a brief for consultants who will be commissioned to draft and outline master plan for the area.
7. **The Parade.** Nothing to report.
8. **Sainsbury's.** Nothing to report.

- 9. Register of Listed Buildings and Parish Assets.** JB reported that the parish council is going ahead with the registration of the public library and the King's Head public house as public assets. It was noted that the public toilets in Bell Lane are leased, together with the Bell Lane Car Park, to SPC. The defibrillator is already owned by SPC.
- 10. AOB.** TB said that he understood that a developer has made any enquiry about land north of the railway, and members had also heard that another site to the east of the A229 was being looked at. He also reported that at the KALC Maidstone Area Meeting on 24 September it was stated that MBC were expecting to have to take 7000+ additional homes and is working on that assumption at present.
- 11. Date of next meeting.** 31 October 2018.