

MINUTES OF THE EXTRAORDINARY MEETING OF STAPLEHURST PARISH COUNCIL  
held at Staplehurst Village Centre on  
Monday 30<sup>th</sup> November 2015 at 7.30 p.m.

**PRESENT:** Councillors Ashby, Buller, Burnham, Claridge, Gosling, Kelly, Lain-Rose, Manning, Perry, Spearink and Silkin who was in the Chair.  
Assistant Parish Clerk: Mrs DA Jenkins

**APOLOGIES:** Councillors Butcher, Kemp and Reardon whose apologies were accepted. Councillor Sharp was absent.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda:-

Lobbying – Councillors Ashby, Buller and Burnham declared they had been lobbied about planning application 14/505432.

Changes to the Register of Interests – none declared.

Interest in Items on the Agenda – Councillor Perry declared an interest in 14/505432; due to his position as Ward Member and a Member of MBC Planning Committee he would listen but not take part in any vote.

Requests for Dispensation – none requested.

**PLANNING APPLICATION**

14/505432 **Land North of Headcorn Road TN12 ODT** – Residential development to provide 167 dwellings, areas of public open space, associated landscaping and infrastructure and the formation of new vehicular access from Headcorn Road and pedestrian access from Fishers Road, Fishers Close, Hurst Close and Headcorn Road. Emergency vehicle ingress only from Fishers Road. Revised details. (For comment). Following much discussion nine Councillors voted to recommend REFUSAL and requested that the application be reported to MBC Planning Committee, with one vote in support of the application and one abstention, as the revised details did not address any of the previous comments made by the Parish Council. It was agreed to write to the Planning Officer emphasising the previous comments expressed along with additional concerns regarding access onto the Headcorn Road and the lack of adequate visual splays in this area; the continuing lack of any on site playground facilities; and no mention of the Neighbourhood Plan now at an advanced stage (regulation 16) and the need to assess the Fishers Farm site as one whole site (as in the MBC Local Plan and Neighbourhood Plan) and not three and for the developers involved to liaise and work together.

Chairman.....

**PUBLIC FORUM:**

Before and after the meeting ten residents spoke in relation to the application and made the following comments: concerns regarding safety measures and disregard for existing ditches to the pond, and incorrect boundary line shown, to the rear of 10 to 16 Hurst Close; lack of infrastructure; increased congestion at Headcorn Road/A229 junction furthering the use of 'rat-runs'; access from site onto Headcorn Road on a bend where speed limit changes from 30-60mph; no recognition of Neighbourhood Plan; previous concerns raised had been

ignored; not considering the site as a whole will result in two huge cul-de-sacs; houses on north west boundary positioned side-on very close to the existing development; no improvement to traffic lights proposed; there is no visual architecture to buildings which are bland; measures to slow traffic mostly sighted adjacent to affordable housing; lack of engagement with Kent Police regarding safe design; no relation to MBC Local Plan; does not comply with parking regulations for 3 & 4 bed houses; environmental health issues not addressed; affordable housing pushed to north/north west of site; no formal open space with play area designation; ecology report shows migration to the east of the site (Redrow housing development); potential flooding issues; no reference to fire appliances accessing Headcorn Road.