

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of open air meeting held on 24th July, 2019 at Staplehurst Youth Centre

1. **Present:** Cllr. Joan Buller(JB), Cllr. Colin Bowden(CB), Robin Oakley(RO), Cllr. Adele Sharp (AS) Tom Burnham (TB) Cllr. John Perry, John Kelly,
2. **Apologies:** Cllr. Paddy Riordan, Cllr. Karen Langmaid, Margaret Arger. Robin Kenworthy(RK), Colin Love(CL), Gill Smith (GS),
3. **Membership of the Group.** No changes
4. **Minutes of Meeting on 26th June, 2019:** Agreed
5. **Matters Arising. None**
6. **Amendments to the existing Neighbourhood Plan.** Cllr. Sam Lain-Rose(SLR) is working on incorporating the addition of the minor amendments into the software copy held by the Parish Council and the result is awaited. No action has been taken on the suggested major amendments and it was agreed that the Group should re-visit those items. It was agreed that the Group should recommend to the Parish Council (SPC) that they write to the governors of Staplehurst Primary School to find out if they have any plans for the future to accommodate the additional pupils which may come with all the new houses currently under construction. The Group is also recommending that the PC should ask the Village Centre Management what their proposals are for the development of the Village Centre. The Group is also recommending that the PC should ask Kent Education Authority what their projections are for primary and secondary education of Staplehurst children.
7. **Maidstone Borough Local Plan.** TB and RO attended MBC's meeting on the Local Plan Review held at the Great Danes Hotel on Monday, 22nd July. TB has prepared a 3-page report on the meeting and this has already been circulated to Group members and to the Parish Clerk. The information currently in the public domain, downloadable from the internet are the Local Plan Review Technical Document, Scoping Themes and Issues Consultation July 2019 (71 pages) and the Summary Document (8 pages). The PC has only received one hard copy of the Technical Document. RO has borrowed this and has produced a list of items which need further consideration by SPC before a set of comments are produced for submission to MBC. The list is shown as Appendix 'A' to these minutes.
8. **David Wilson Homes land north of Marden Road.** As recorded as a Post Meeting Note to the minutes of the Group's 26th June meeting, Cllr. Joan Buller as the Parish Council's representative, Cllr. Adele Sharp and Cllr. Colin Bowden, as a resident, attended MBC's Planning Meeting at which Condition 20 was on the agenda to be discussed as first item. It was put back to later on the agenda and when it came up, the Council's officers spoke. When JB tried to speak, the Chairman, Cllr. Clive English decided to defer the item to a later date. Borough Councillor Louise Brice tried to object and was firmly told by Cllr. English not to interrupt as she is not a member of the planning committee. Condition 20 remains in force. CB and JB subsequently attended a site meeting with David Wilson Homes (DWH) on 2nd July, to discuss various matters which are of concern to residents of the adjacent Lime Trees development. The DWH site agent said that he had been forced to work Saturdays and Sundays to meet a deadline. CB noted that noise emanating from the site seems to have lessened since the meeting, although there is still an application pending with MBC for permission to start work earlier on Saturdays. CB reported that the surface water scheme submitted by DWH has still not been approved by KCC as the calculations show that the scheme will not work. Some concern was expressed by Group members that the Foul

drainage scheme still did not appear to have approval from Southern Water (SW) and goes against what SW had said when there was a proposal for houses on a site South of Marden Road, that a new pumped sewer would have to be laid along Marden Road and Headcorn Road. The Group recommends that SPC write to Southern Water (including Helen Grant, MP in correspondence at the suggestion of JP) asking them to confirm how they proposed to deliver foul sewage from DWH's site to their water treatment plant in Couchman Green Lane and that their proposal will not adversely affect foul drainage from existing properties in Marden Road. They should also be asked to confirm whether the treatment works have capacity to deal with sewage from all three developers' sites currently under construction and any future developments.

9. Reported Decisions: None

10. Asset of Community Value: A report is awaited from Cllr.Sam Lain-Rose following his meeting with the tenant of the King's Head.

11. Sainsbury's: Nothing to Report.

Meeting closed at 9.20pm.

Next meetings 28 August, 25 September, 23 October, and 27 November.

Robin Oakley

25 July 2019

APPENDIX 'A' TO THE MINUTES OF THE STAPLEHURST NEIGHBOURHOOD REVIEW GROUP MEETING HELD

ON 24TH JULY, 2019.

COMMENTS ON MAIDSTONE BOROUGH COUNCIL'S LOCAL PLAN REVIEW TECHNICAL DOCUMENT – JULY 2019

Pages 18 & 19. Mention is made of the railway line from Hastings to Charing Cross, despite the fact that it does not run anywhere within Maidstone Borough. No mention is made of the railway line between Ashford and Charing Cross via Tonbridge which is used by thousands of passengers using Marden, Staplehurst and Headcorn stations. The passengers come from Loose, Coxheath, Linton, Hunton, Chart Sutton, Boughton Monchelsea and Sutton Valence within the Maidstone Borough, and from Goudhurst, Sissinghurst, Cranbrook, Hawkhurst, Sandhurst and Frittenden in Tunbridge Wells Borough and Biddenden and Tenterden in Ashford Borough. Growth in all these towns and villages needs to be considered in Maidstone Local Plan along with the importance of the Marden, Staplehurst and Headcorn railheads.

Page 41. The Quality Bus Partnership (QBP) is mentioned. Are the minutes of its meetings in the public domain, and if so can we see copies? The Hastings – Charing Cross railway line is mentioned as serving the Borough when it goes nowhere near it.

Page 45. No mention of Primary Care Networks which all GP practices now have to be part of.

Page 46. SPC should advise MBC as to the wide range of primary and secondary schools, within and outwith the borough, attended by Staplehurst children. Primary schools include Staplehurst, Sissinghurst, Frittenden & Colliers Green. Secondary schools include 5 grammar and faith schools in Maidstone, New Line Learning at Linton, High Weald and Cranbrook schools in Cranbrook, Mascalls at Paddock Wood and the boys' and girls' grammar schools in Tonbridge.

Page 52. There do not appear to be any electric vehicle charging points on new social and affordable housing currently under construction in Staplehurst.

Page 55. Does SPC have copies of MBC's Sports Facilities Strategy and its Playing Pitch Strategy, 2019? If not, we ought to see them to see if, and how they might affect our Neighbourhood Plan.

Page 66. Under Site Allocations – Housing Sites, there is a reference under Policy H50 to the North of Henhurst Farm, Pinnock Lane, Staplehurst. It is believed that this is the first time that this land has included Pinnock Lane in its address. It will be interesting to see how much land is involved when the sites are announced in the Autumn.

Page 67. We need to keep abreast of Policies GT1 (10) and (11) Gipsy and Traveller Site Allocations, which refer to The Paddocks and Bluebell Farm in George Street.

Robin Oakley

25 July 2019