

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 5 July 2017

Present: Sam Lain-Rose, Adele Sharp, John Kelly, Robin Kenworthy, Joan Buller, Gill Smith, Robin Oakley, John Perry (from 8.45pm after attending MBC), Tom Burnham (Chairman)

Apologies for absence: Margaret Arger, Colin Love.

1. **Minutes of Meeting on 7th June 2017.** No comments
2. **Matters arising.** Joan Buller (JB) stated that the Parish Council has been informed by Crest Nicholson (CN) that they are no longer prepared to carry out the new housing development in conjunction with Civils which was planned for land north of Marden Road. CN said that they were no longer prepared to wait for the Judicial Review on the crossroads. JB expressed regret because she believed that the scheme which had been proposed included bungalows and the whole layout was very attractive.
3. **Henhurst Farm.** Members of the group expressed concern that there have been surveyors working in the village during the last week, covering land to the west of the village on behalf of Wates Developments and the landowner, Mr. G. Day. This appears to be ongoing from the survey and report which they prepared in 2016 when the land was submitted to MBC when they called for land for housing. John Kelly said that this should be fought strenuously as it is outside the area earmarked for housing in the Staplehurst Neighbourhood Plan.
4. **Maidstone Borough Council Local Plan.** John Perry advised that MBC hoped to have the local plan completed by the end of September 2017.
5. **Rural Service Centre.** Joan Buller expressed the view that Staplehurst can no longer be considered to be a Rural Service Centre since we have poor facilities viz. only one public house, no bank, empty shops, a poor bus service etc. JB said that she intends to submit a paper with her views to the Parish Council for discussion and possible submission to MBC. John Perry said that it would be best left until the MBC Local Plan is finalised.
6. **A229, Marden Rd., Headcorn Rd. Crossroads.** The Parish Council have been approached by Kent Highways regarding the crossroads for consideration as to what can be done to improve the layout. Croudace have covenants on the land now owned by the PC and will not release them. The PC are to consult with the residents in Chestnut Avenue.
7. **The Railway Tavern.** MBC have advised the PC that they will not register the Railway Tavern as a Community Asset.
8. **Station Regeneration.** Joan Buller reported that she and a small group of councillors had met on site with Richard Timms, Andrew Thompson and William Cornall (WC) officers of MBC to discuss what could be done to improve and re-develop the station area. The officers had advised that Section 106 monies could only be used to improve facilities and infrastructure which would benefit new residents. WC agreed to write to Network Rail who own most of the land to see what proposals they have. It was noted that the Bedshop on the corner of the A229 and Railway Approach is owned by Tesco. The strip of land on the west side of the A229 between the bedshop and the railway is owned by KCC.
9. **Village Centre.** Sam Lain-Rose (SLR) reported that the condition survey which the PC had commissioned has proved to be very useful. The VC will be discussed at the next PC meeting. John Perry expressed concern about the capital funding which would be required to finance any refurbishment or new build works. Adele Sharp said that the VC Management Committee would welcome a financial adviser who could help with fund raising.

- 10. Gypsy and Traveller Sites.** Three applications came before the PC Planning Committee on 3 July, 2017. TB confirmed that MBC had taken out an injunction to prevent the further increase of the number of caravans on the land at the corner of Clapper Lane and George Street. The site owner has agreed to return the site to its original condition. TB and the Assistant Parish Clerk are in the course of preparing a list/map of gypsy and traveller sites in the parish.
- 11. Sainsbury's Supermarket.** William Cornall of MBC is arranging a meeting with Sainsbury's to also be attended by Borough Councillors Louise Brice and John Perry.

Next Meetings: 16th August 6th September