

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of virtual meeting held on 21st July, 2021 at 7.45pm

1. **Present**, Margaret Arger, Chairman (MA), Robin Oakley, Secretary(RO), Cllr. Paddy Riordan (PR), Cllr. Adele Sharp(AS), Cllr. Joan Buller (JB),
2. **Apologies:** Cllr. John Perry, (JP)attending a meeting of Maidstone Borough Council, Robin Kenworthy (RK), Colin Love (CL), Tom Burnham (TB), Cllr. Colin Bowden(CB)
3. **Minutes of Meeting held on 23rd June, 2021:** Agreed
4. **Matters Arising.** None
5. **Design Code for Housing in Staplehurst.** PR said that he is concerned that the Movement and Transport section implied that all new houses must be located closed to public transport etc. and he thought that this would be difficult to impose on new single dwellings or conversions in the countryside away from the built up centre of the village. It was agreed that PR had raised a very valid point and it was agreed that the first sentence should be amended to read: 'New housing developments must be located.....' AS stressed the importance of using the word 'must' rather than 'should' on all the relevant requirements. It was agreed that there is a need for some additional photographs in the document with the following suggested subjects:-

Solar panels (RO) Bus shelter (RO) Dropped kerbs(RO) Sheltered housing and Low Lighting at McCabe Day Centre(RO) EV charging points for public use (AS) Play area at Redrow's site(MA) Allotments (Cranbrook)(RO) Blocked drains (PR) Knapped flint designs from Norfolk (MA) Chestnut Avenue (MA)
Legal advice has been sought regarding the use of photographs of houses and developers' sites and there appears to be no problems with this.
6. **Item for next Village Update** MA reported that Cllr. Castro had asked for a single paragraph on the work of the SNPRG for inclusion in the August edition of the Village Update and it was agreed that she would prepare a piece.
7. **What next for the SNPRG?** After some discussion it was agreed that the Group should review the Neighbourhood Plan to determine whether anything needed altering, correcting or updating. AS agreed to look at the Tunbridge Wells Borough Local Plan to see if there is anything in it which affected Staplehurst. PR said that the NP currently does not have adequate coverage for Gypsy and Traveller sites and this would need re-examination and JB said that she would look at Maidstone and Tunbridge Wells G & T policies. MA suggested, and it was agreed that all group members should look at planning policies PW1,2,3 & 4 starting on Page 24 and forward their comments and suggestions to the Secretary by 11 August so that he could circulate them to all members before the next meeting on August 18.
8. **Any other business 1.** PR reported that he is having dialogue with Sainsbury's regarding the shoppers' bus which they are to provide as part of their planning permission and he hoped to have final details shortly.
9. **Any other business 2.** MA reported that Staplehurst Society is looking for somewhere to store archive material which has been offered by two elderly residents. It had been hoped that it might be possible to rent the two rooms on the first floor of the Village centre but AS said that this is not possible as the rooms are used by others and storage of archive material would not be permitted under the Village Centre's Trust rules. JB said it was important that this material be saved and that it is important that consideration be given to having a museum in Staplehurst and she suggested that the air raid shelters

might be suitable for adaption as a museum. It was suggested that possible future S.106 money might be used to provide a museum. PR said that in the meantime it might be possible to use the roofspace above the changing rooms at the Jubilee Field as storage space for archive material.

- 10. Any other business 3.** The matter of planning application 20/505611/SUB regarding the provision of a solution to the foul sewerage problem was raised. Southern Water have submitted a scheme for a large diameter pipe to serve as a buffer when the sewer in Marden is heavily loaded. The pipe would be located in a field on the south side of Marden Road opposite the Dickens Gate site, for which Southern Water have a wayleave. MBC planners are minded to grant this application but Cllr. John Perry has called for the application to be discussed at the MBC Planning meeting on 22 July. AS said that she would attend the meeting and speak on behalf of the Parish Council.
- 11. Any other business 4.** Concern was expressed at the fact that the planning application to build a dwelling on land to the south of South Cottage, High Street, has been granted approval on appeal. MA said that delivery of materials to the site would have to be craned across the public footway from lorries part on the road. It would probably be necessary to have temporary traffic lights which would potentially give rise to traffic problems.
- 12. Dates of future meetings** It was agreed that meetings would continue on Zoom for the time being and would be held on the following dates for the remainder of 2021:-

August 18 September 22 October 27 November 24 December 22

Meeting closed at 9.20pm

22 July 2021

Robin Oakley, Secretary