

## STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 15 May, 2018

Present: John Kelly(JK), Robin Oakley(RO), Robin Kenworthy(RK), Joan Buller(JB), Margaret Arger (MA)(Chairman), Cllr. John Perry (JP), Gill Smith (GS). Resident Colin Bowden from Marlfield was welcomed as an Observer.

Apologies for absence: Tom Burnham, Colin Love.

1. **Membership of Group.** No change.
2. **Minutes of Meeting on 11th April, 2018.** No comments.
3. **Matters arising, not covered on the agenda.** None
4. **Planning Applications received by the Parish Council.** The application to build a new house beside No. 16 Bell Lane has been approved by Maidstone Borough Council (MBC) despite the Parish Council (PC) recommending refusal. The PC will discuss this at their next Planning Committee meeting on 21 May. The PC Planning Committee has recommended refusal of an application for a development at Holman House, Station Road. The Committee will consider the re-submitted application for access off the A229 to land at Iden Park at their meeting on 21 May.
5. **David Wilson Homes application for approval of reserved matters on their development on land north of Marden Road.** This had been discussed at the PC Planning Committee on 15 May and the committee had still got concerns about the foul and surface water drainage systems for the site, and the fact that that the proposals still ignore the Neighbourhood Plan Para. H4, and the lack of access to Lodge Road from the Northern end of the site. In view of the fact that when there was an application to build houses on land on the South side of Marden Road (subsequently refused), Southern Water stated that it would be necessary to lay a new pumped foul sewer from the site along Marden Road, across the crossroads and along Headcorn Road, members expressed their concerns about the drainage from this site and they resolved to recommend to the PC that they request an urgent meeting with Southern Water.
6. **Review of Maidstone Local Plan.** JP reported that MBC has already started a review of the Local Plan and that PC's would be invited to comment. It is understood that it is intended to have the review completed by 2021. JP also pointed out that the current Local Plan does not protect parishes against excessive house building numbers as the figures given in the LP are only estimates.
7. **Review of Staplehurst Neighbourhood Plan.** RO suggested that any revised NP should include an area for building homes for the elderly. During discussion there was general agreement that the revision should be placed in the hands of the original author, Richard Eastham of Feria. The group resolved to recommend to the Parish Council that they include finance for this in the PC's Budget for 2019-2020.
8. **Lodge Road and Station Area Regeneration.** It was noted that the area of the Station Car Park which had been unmade is now in the process of being updated with a new surface and drainage.
9. **The Parade.** It was noted that no further work has been undertaken on the two borders or on the footway between Offen's Drive and Lloyd's Pharmacy, the latter being Kent Highways responsibility. The group agreed, by way of this minute, to express their concerns to the PC about the lack of progress.
10. **Sainsbury's.** Nothing to report.

- 11. Proposal to register The Kings Head Public House as a Community Asset.** It was agreed that this Grade 2 Listed inn, the only one remaining in the parish, should be registered and it was resolved to recommend to the PC that it starts the necessary process with MBC and the owners, Shepherd Neame.
- 12. Re-location of the Group's monthly meetings.** Some discussion took place as to the possibility of re-locating to the Committee Room next to the South Hall, or to the one adjacent to the North Hall. There are issues as to which nights these rooms are available, and what the cost would be to the PC. It was agreed that this be investigated further and re-considered at the next Group meeting.
- 13. Dates of next meetings.** 13 June    11 July    15 August

**Meetings in 2018 would be on Wednesdays, 7th February, 7th March, and 11th April.**