

## STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

### Minutes of virtual meeting held on 23<sup>rd</sup> June, 2021 at 7.45pm

- 1. Present,** Robin Oakley, Secretary(RO), Margaret Arger, Chairman (MA), Colin Love (CL), Cllr. Colin Bowden (CB),Cllr. Simon McNeill (SM), Cllr. Joan Buller (JB), Tom Burnham (TB).
- 2. Apologies:** Cllr. Paddy Riordan on holiday, Cllr. John Perry, attending a meeting of Maidstone Borough Council
- 3. Minutes of Meeting held on 26<sup>th</sup> May, 2021:** Agreed
- 4. Matters Arising.** None
- 5. Design Code for Housing in Staplehurst.** JB noted the importance of footways wide enough to permit passage of mobility scooters and dropped kerbs which are wide enough and not too steep. MA pointed out there are various types and sizes of scooter and that the drivers, often being elderly and/or having a disability often might not react quickly in an emergency. This is covered in the **Movement and Transport** section of the code. MA noted Redrow have kept the ponds on their Headcorn Road site but CL said Bovis were not maintaining existing ditches. CL pointed out Bovis and Redrow did not have any dialogue about interconnection between their two adjoining sites, and MBC did not do enough to prevent their sites being treated as two separate sites. TB commented on the fact the small Parisfield site in Headcorn Road was a good example of incorporating existing trees and pond into the site layout. MA commented they would have been a good design for social housing. MA also commented on the fact the bungalows in Hallwards were a good example of making a small housing development for the elderly. CL commented the house nearest the road on the Headcorn Road site (opposite Slaney Road) was a good example of having faults inasmuch as it is too close to the road, and is finished on the front elevation with knapped flint which is not traditional in the Weald of Kent. CL stated starter homes needed to lead on to 2-bed and 3-bed as families expanded. CL asked if the Parish Council has a policy on 20 mile/hour zones and JB reported that the questionnaire and its results for the are affecting school traffic went into abeyance at the start of the pandemic but she would raise it at the forthcoming Road Safety Group meeting. JB expressed the view that all estate roads, both new and existing, should have 20 miles/hour speed limits which is in the Design Code.
- 6. Photographs for inclusion in the Design Code.** RO said that all the photographs submitted by Group members have been distributed to members and it was agreed members should be asked to select from those photographs and submit to the Secretary up to 4 examples each of the photographs they think of as good and bad design in Staplehurst by Friday 2<sup>nd</sup> July, 2021. Those photographs of the worst and best designs selected by the members will then be considered for incorporation in the Design Code.
- 7. Any Other Business.** JB reported the planning application for houses at Home Farm on Pile Lane has been withdrawn by the applicant. JB reported Maidstone Borough Council have not produced the results of their Local Plan consultation. JB reported that Tesco still own the site of the old car showroom on the corner of Station Approach and Maidstone Road and are interested in meeting with the Parish Council to discuss their ideas. JB also advised MBC Planning Committee had a new Conservative Chairman.
- 8. Future Meetings.** It was agreed that the Group would continue meeting on Zoom and reconsider at the August meeting. The dates of the next meetings have been revised as follows:-  
21 July and 18 August on Zoom starting at 7.45pm.

The meeting closed at 8.50pm.

Robin Oakley 24 June 2021