

Staplehurst Parish Council - Report

Committee, Group or Sub Group

Rural Settlement Group (RSG)

Meeting Date & Venue

11th July 2012 – 8 pm at Village Centre

Report Author - **John Kelly**

1. Introductions

Attending were, John Kelly (JK), Steve Lenham (SL), Robin Kenworthy (RK) and David Staunton Lambert (DSL). Robin Oakley (RO), and John Perry (JP) (alphabetical order on surname)

2. Apologies

Apologies were received from Joan Buller (JB) and Colin Love (CL),

It is acknowledged that Paul Kelly (PK) may be unable to attend future meetings.

3. Minutes of the last meeting

Actions arising:-

List of Listed Buildings - Ongoing

Engagement with Parade Owners - Ongoing.

List of Industrial Outlets at Lodge Road - PK continues to work on this. Ongoing.

Core Strategy - JK to attend Cabinet Meeting on the 13th June 2012 to seek further explanation and clarification – JK had attended and submitted a report to council and RSG.

Community Infrastructure Levy – JK to attend Cabinet Meeting on the 13th June 2012 and seek further explanation – JK had attended and a submitted report to council and RSG.

JK to contact Action for Rural Communities in Kent (ARCK) to ascertain what support they could provide – ongoing. JK had decided to wait to see the level of MBC support. RSG agreed with decision.

4. Membership of Group – Update re Representation and Dates for 2012

JK welcomed Cllr Margaret Ashby to the group. Councillor Simon Green would continue to be included on the circulation list as the nature of the RSG could change in the future.

5. Gleeson Homes and Miller Homes Invitation to Meet re Hen & Duckhurst Farm Development

Nothing to report.

6. Supermarket Update

DK Holdings - Sainsbury's Planning Applications – update

JK had finally made contact with Chris Hawkins, MBC Principal Planning Officer. MBC were due to obtain further legal advice in light of challenges/possible challenges by Tesco's.

JP and RO also had received similar information through conversation with Richard Lusty.

JK had directly contacted Barry Taylor, GKA Limited acting for Sainsbury's and was informed via email as to the above. See <http://www.sainsburys-staplehurst.co.uk/index.htmlfor> possible updates.

Tesco Planning - update

Nothing to report other than the fact that it appeared Tesco were still going ahead with their application, despite their UK financial position.

7. MBC Core Strategy

JK attended the MBC Cabinet Meeting on the 13th June 2012 with Cllr Joan Buller. See report at <http://www.staplehurstvillage.org.uk/uploads/staplehurst/documents/21/1117.pdf>

Approval was granted for the inclusion of strategic development allocations for housing and employment in the Core Strategy but this would mean further delays in the process.

The projected date for Core Strategy adoption was December 2013.

Sarah Anderton confirmed via email that it was technically possible for Staplehurst to go to referendum prior to the adoption of the Core Strategy. However there was always the risk that the Core Strategy could change at the last moment. MBC would continue to notify all parties going through the NP process, as to any changes.

Action – JK and JP to attend Meeting with Sarah Anderton, MBC and Michael Murphy, MBC on the 31st July at Maidstone.

8. Neighbourhood Planning – MBC Update

It was becoming clear that Neighbourhood Plans would be driven by some form of development whether that is housing, business or general infrastructure. Sarah Anderton, MBC had confirmed that Michael Murphy and she were the main point of contacts for the process.

JP had written to Alison Broom. MBC advising that Staplehurst Parish Council wished to create a NP which included the whole parish area. It was highlighted that a map may need to follow. No communication had been received from MBC acknowledging that letter.

Action – JK to establish the position reference the map

JK had ascertained pipeline figures for housing development – see <http://www.staplehurstvillage.org.uk/uploads/staplehurst/documents/21/1118.pdf>

These figures would have a key influence on the neighbourhood plan.

Action - JK and JP to attend Meeting with Sarah Anderton, MBC and Michael Murphy, MBC on the 31st July at Maidstone.

9. Community Infrastructure Levy (CIL) – update

MBC Cabinet had agreed to proceed with the CIL process.

However yet again there was there was no mention of a '*significant proportion of the CIL*' being handed over to the community where the development takes place.

The RSG were concerned and confused as to how this related to Localism and one of the coalitions flagship policies on handing power and influence back to communities. If there was to be no 'money' coming down the line, it was going to be difficult to plan ahead in any detail.

It was agreed that the RSG would continue to monitor this area.

Action - JK and JP to attend Meeting with Sarah Anderton, MBC and Michael Murphy, MBC on the 31st July at Maidstone.

10. Staplehurst Neighbourhood Plan (NP)

In light of the delays with the Core Strategy and confusion around NP and the CIL, it was felt that the RSG could not proceed with any further detailed work until the position was clarified.

JK stressed again that there would need to be a robust record of consultation with the community before the NP would ever get to the referendum stage.

The RSG had found the meeting worthwhile as it had brought everyone up to date. The RSG would continue to meet as planned unless otherwise notified.

Any other business

There was no other business. The meeting closed at 9.40pm.

Next Meeting – 15th August 2012

Staplehurst Rural Settlement Group

Meeting – 8pm on Wednesday 11TH July 2012

Village Centre, Staplehurst

Agenda

1. Introductions
2. Apologies
3. Minutes of the last meeting
4. Membership of Group
5. Gleeson and Miller Proposal - update
6. Supermarket Update
 - DK Holdings/Sainsbury's Planning Applications – update
 - Tesco Planning Application - update
7. MBC Core Strategy – update
8. Neighbourhood Planning – update
9. Community Infrastructure Levy Regulations – update
10. Staplehurst Neighbourhood Plan - Where do we want to be in 2026?
Update with regard to:
 - MBC Support?
 - Action for Rural Communities in Kent Support?
11. Any other business

Appendix A

Staplehurst Rural Settlement Group - 2012

Meetings are normally held on a monthly basis, between Parish Council Meetings

Meetings start at 8pm at the Village Centre, unless otherwise informed.

Wednesday 15th August 2012

Wednesday 12th September 2012

Wednesday 10th October 2012

Wednesday 14th November 2012

Wednesday 12th December 2012

Additional meetings may be arranged pending activity re Neighbourhood Plan.

Existing members of SRSG as at 11th July – in alphabetical order on surname:

- Margaret Arger – Resident
- Margaret Ashby - Councillor
- Tom Burnham - Councillor
- Joan Buller - Councillor
- John Kelly – Resident (Chair)
- Robin Kenworthy – Resident
- Roy Laming – Resident
- Steve Lenham - Resident
- Colin Love - Resident
- Robin Oakley – Resident
- Glen Pearce - Retailer
- John Perry – Councillor
- Bill Piper – Resident
- David Staunton Lambert – Resident

Circulations would continue to be forwarded to Councillor Simon Green