

Staplehurst Parish Council - Report

Committee, Group or Sub Group

Rural Settlement Group (RSG)

Meeting Date & Venue

15th August 2012 – 8 pm at Village Centre

Report Author - **John Kelly**

1. Introductions

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

2. Apologies

Nil received.

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

Community Infrastructure Levy – JK and JP to attend Meeting with Sarah Anderton, MBC and Michael Murphy, MBC on the 31st July at Maidstone. See below.

Further support - JK to contact Action for Rural Communities in Kent (ARCK) to ascertain what support they could provide – ongoing.

4. Membership of Group

No change.

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

Tesco Planning - update

Cllrs John Perry, Paul Butcher and Paul Kelly had met with Borough Cllr Richard Lusty and Chris Hawkins, MBC Principal Planning Officer regarding both planning applications.

A meaningful discussion had taken place but the bottom line was that both applications were undergoing due process. As soon as any news/details were available the community would be notified. The RSG expressed concern over the perceived delays to the process and the continuing rumour/speculation within the local community.

7. MBC Core Strategy

Cllr John Perry and JK had met with Sarah Anderton, MBC and Michael Murphy, MBC. See report previously submitted for Parish Council Meeting 06/08/12.

The meeting had been extremely useful and a number of matters had been clarified. The projected date for Core Strategy adoption was still December 2013.

However concern was raised within the RSG that it appeared from the above report that MBC had a different perception to Localism and NPs, than the government,

It appeared that MBC had the upper hand in terms of determining NP consistency with the Core Strategy. There was still some way to go with the Core Strategy and the forthcoming consultation phases were the time for SPC to comment on housing numbers, where appropriate.

The most illuminating information was that the planned/projected number of 195 houses for Staplehurst were on green field sites and did not include any brown field development.

Arguably we should no longer be obsessed with projected numbers as these are minimum figures.

8. Neighbourhood Planning – MBC Update

Cllr John Perry and JK had met with Sarah Anderton, MBC and Michael Murphy, MBC. See report previously submitted for Parish Council Meeting 06/08/12.

It was MBC's view that Neighbourhood Plans in themselves were pro-development and as such could not be used to stop development.

Sarah Anderton, MBC was aware of the letter sent to Alison Broom, MBC advising that Staplehurst Parish Council wished to create a NP which included the whole parish area. Sarah Anderton stated that a number of the headline statements within the current draft NP were not development specific.

Again concerns were raised within the RSG that the NP process could be a waste of time unless we were compliant with MBC. It was agreed that we should keep the current content of the draft NP and negotiate the points at a later date.

Sarah Anderton had stated that a six week consultation phase would need to take place so that residents could comment on the parish council decision to include the whole parish area. Roger Adley, MBC Head of Communications would lead the process assisted by the parish. MBC would fund the consultation and analyse the responses, reporting back to the parish in due course.

Roger Adley, MBC was to be prompted to contact SPC to progress the matter.

The RSG agreed that the next Village Update due to go out on the 19th November could be utilised to support the publicity on THE Phase 1 consultation.

Action – JK to contact Roger Adley, MBC within 48 hours if no contact had been made.

9. Community Infrastructure Levy (CIL) – update

Cllr John Perry and JK had met with Sarah Anderton, MBC and Michael Murphy, MBC. See report previously submitted for Parish Council Meeting 06/08/12.

There was no direct link between CIL and the NP. When developing the NP, one would need to make a number of assumptions and not rely on any particular form of funding. The RSG were concerned that if no significant 'money' came down the line, either through S.106 or the CIL then it would be difficult to plan ahead in any detail.

Action – RSG to monitor the situation.

10. Staplehurst Neighbourhood Plan (NP)

The RSG would continue to assist the SPC with forthcoming Core Strategy consultation.

The RSG together with SPC would assist the MBC with the NP Phase 1 consultation process.

The RSG felt there was a need for greater publicity regarding the NP process and the future of Staplehurst. It was felt this should be overt on the home page of the parish website and that the RSG area was secondary to the NP.

Action – JK to facilitate the inclusion of a ‘new area’ on the parish website.

A list of recommendations emanating would be submitted to SPC for consideration on the 20th August

Any other business

There was no other business. The meeting closed at 10.15pm.

Next Meeting – 12th September 2012

Staplehurst Rural Settlement Group

Meeting – 8pm on Wednesday 15th August 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 from John Perry
7. MBC Core Strategy – update following meeting with MBC
8. Neighbourhood Planning – update following meeting with MBC
9. Community Infrastructure Levy Regulations – update
10. Staplehurst Neighbourhood Plan - Where do we want to be in 2026?
Update with regard to:
 - MBC Support – as at 7 and 8 above
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 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 SRSR as at 15th August 2012 – 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.