

Staplehurst Parish Council - Report

Committee, Group or Sub Group

**Rural Settlement Group (RSG)**

Meeting Date & Venue

**12<sup>th</sup> December 2013 – 8 pm at Village Centre**

Report Author - **John Kelly**

### **1. Introductions**

Attending were, Margaret Arger (MA), Margaret Ashby (MA2), Joan Buller (JB), John Kelly (JK), Robin Kenworthy (RK), Steve Lenham (SL) and Robin Oakley (RO (alphabetical order on surname)

**2. Apologies** - Apologies were received from Colin Love (CL), David Staunton Lambert (DSL) and John Perry (JP).

### **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.*

**JK to invite Stephen Morris, Chair of Harrietsham Parish Council to address RSG** – JK had secured the attendance of Stephen Morris.

**JK to contact the Library re permanent display for public consultation** – JK had put up the consultation display in the local library

### **4. Membership of Group**

No change.

### **5. Address by Stephen Morris, Chair of Harrietsham Parish Council**

Stephen Morris gave an excellent presentation as to how Harrietsham Parish Council (PC) had gone about their Neighbourhood Plan to date. The presentation caused much interest within the RSG and numerous questions were posed. All questions were answered and this in turn, leaves a number of questions for SPC.

The main points identified within the presentation were as follows:

- Harriestsham PC was the Project Team. They owned and ran the process.
- Harriestham PC wished to decide the land parcels, routes through and the required infrastructure rather than have it decided for them.
- Harrietsham PC wished to improve the 'gateway' into their village
- A 3 day forum had taken place seeking the views of all parties concerned.
- Every Community Group, Business and Land Owner had been contacted.

- Harietsham PC had taken residents out to proposed development sites.
- All neighbouring parishes had been consulted.
- Planning Consultants Ferrier were engaged at a cost of £12,000 to progress the NP.
- Other parishes had followed their lead and also engaged Ferrier.
- Harriestsham PC had met with several developers.
- MBC wanted Harriestsham PC to go to Rerendum in 2014.

Stephen Morris stated that it was important to maintain communication and consultation with all parties.

If he had to start the process all over again, he would still utilise Ferrier Planning Consultants. It was very important that any Neighbourhood Plan 'had to be right' before it went before any Planning Inspector pre Referendum.

Harriestham PC intended to go ahead regardless of the status of the Core Strategy.

The RSG agreed that the use of Planning Consultants was obviously beneficial but obviously there was a cost.

**Action** – JK to report to SPC with recommendations.

The RSG thanked Stephen Morris for his detailed briefing.

Stephen Morris stated he was willing to assist SPC at any point in the future.

## **6. Land update – potential sites within Staplehurst**

- Oliver Road - Wimpy Taylor Homes  
The Application is due to go before SPC on the 17<sup>th</sup> December 2012.
- Marden Road - Gleeson and Miller  
No further information.
- Land north of Headcorn Road - Bovis Homes
- Land close to Staplehurst Railway Station? - Paul Webster (Iceni Projects)

Both companies had presented to a public meeting on the 12<sup>th</sup> November 2013. In the view of RSG members who had attended, the presentations were poor and had been more of a fishing expedition. However the exercise had been useful as there was a better understanding of what these companies were proposing.

Some RSG members had received complaints from residents that no one at the back of the hall could see or hear what was being said.

**Action** – JK to recommend to SPC that all future public meetings are meaningful rather than fishing expeditions and that a proper PA system together with projector and screen be utilised.

## **7. Supermarket Update**

It was now clear that both Planning Applications would be heard on Thursday 10<sup>th</sup> January 2013. RSG members expressed concern at the further delays in the process.

## **8. MBC Core Strategy**

There would be further delays to the Core Strategy process as MBC had decided to do another 'land call' to ensure research/data was up to date.

For a fuller explanation please go to:-

<http://meetings.maidstone.gov.uk/documents/s26442/Core%20Strategy%20Programme.pdf>

These delays would impact on the eventual timing of any Neighbourhood Plan going to Referendum.

RSG members expressed concern that yet again the previously proposed housing numbers for the Borough/Staplehurst were under review and could well increase.

## **9. Neighbourhood Planning (NP)**

MA 2, JP SL and JK attended the **Neighbourhood Planning Workshop** on Wednesday 5<sup>th</sup> December 2012 at Faversham, which was hosted by the Communities for the Protection of Rural England (CPRE). The day had been proven to be very useful and the information captured would be subsequently published. However some key issues were identified:-

- The NP Process was about the use and development of land and buildings.
- Green space could be protected whilst new sites identified.
- Local Assets MUST be identified.
- A 'vision' was required for the local Neighbourhood Plan (NP)
- A 'project team' was required to drive the NP.
- The process was likely to take 2 years.
- The process must involve consultation and full engagement with the local community.
- Local community must be signed up.
- A Proposals Map was required to show sites for development and areas to be protected.
- Whether a Suitability Appraisal would be required?

**Action** – JK to report to SPC on the Workshop with recommendations.

Meanwhile the Neighbourhood Planning Consultation process was well underway. The 'letter' had been sent to every resident via the Village Update. Posters had been placed on all noticeboards and bus stops. The 'display' was up in the library.

## **10. Community Infrastructure Levy (CIL) – update**

Nothing to report.

## **11. Section 106 Review – update**

Nothing to JK had met with Cllr Simon Green and finalised a response. This in turn had been submitted to Cllr John Perry and forwarded onto government. See

[http://www.staplehurstvillage.org.uk/rural\\_settlement\\_group.aspx](http://www.staplehurstvillage.org.uk/rural_settlement_group.aspx)

## **12. Staplehurst Neighbourhood Plan - Where do we want to be in 2026?**

**Rural Profiles** – The Staplehurst Profile had been obtained but an updated one would need to be obtained in 2013 when the Census data had been fully analysed. This would give the Parish a good view of patterns and trends.

**List of Local Assets** – RSG agreed that this piece of work could be done in the background and would feature in any NP.

**13. Any other business** - The dates for 2013 had yet to be set but it was provisionally agreed that the RSG would meet on the 10<sup>th</sup> January 2013. There being no other business, meeting closed at 10.30 pm.

## **Staplehurst Rural Settlement Group**

**Meeting – 8pm on Wednesday 12<sup>th</sup> December 2012**

**Village Centre, Staplehurst**

### **Agenda**

1. Introductions
2. Apologies
3. Minutes of the last meeting
4. Membership of Group
5. Address by Stephen Morris, Chair of Harrietsham Parish Council
6. Land update – potential sites within Staplehurst
  - Oliver Road - Wimpy Taylor Homes
  - Marden Road - Gleeson and Miller
  - Land north of Headcorn Road - Bovis Homes
  - Land close to Staplehurst Railway Station? - Paul Webster (Iceni Projects)
7. Supermarket Update
  - DK Holdings/Sainsbury's Planning Applications – update
  - Tesco Planning Application – update
8. MBC Core Strategy - update including SHLAA.
9. Neighbourhood Planning – CPRE Workshop update
10. Community Infrastructure Levy (CIL) – update
11. Section 106 Review
12. Staplehurst Neighbourhood Plan - Where do we want to be in 2026?
  - Rural Profiles?
  - List of Assets?
13. 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.

Dates for 2013 to be set in due course.

Additional meetings may be arranged pending activity re Neighbourhood Plan.

Existing members of SRSB as at 12<sup>th</sup> December 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.