

Staplehurst Parish Council

Committee, Group or Sub Group

**Rural Settlement Group (RSG) - Minutes**

Meeting Date & Venue

**10<sup>th</sup> April 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), , Steve Lenham (SL), Colin Love (CL), Robin Kenworthy (RK), Robin Oakley (RO), and David Staunton Lambert (DSL) (alphabetical order on surname)

**2. Apologies** - received from Tom Burnham (TP) and John Perry (JP).

## **3. Minutes of the last meeting**

**Actions arising:-**

**List of Listed Buildings** – See below re List of Assets – *ongoing*.

**Engagement with Parade Owners** - Still waiting for result from Parish Council. *ongoing*.

**List of Industrial Outlets at Lodge Road** – Paul Kelly continues to work on this – *ongoing*.

It was still imperative that we had a 'complete list of businesses in Staplehurst for any valid mailing when it came to consultation.

**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** – Had been discussed by Parish Council *but deferred*. Projector had been used at meeting on the 2<sup>nd</sup> April 2013 - *ongoing*.

## **4. Membership of Group**

DSL had posted information on Village Website regarding residents who might wish to join the RSG and this was to be applauded. JK pointed out that if the RSG were to get bigger it would have to book the main hall as the meeting room was too small.

RK asked whether anyone could attend the meeting – observe – take part or comment? JK stated the RSG was a working group working on behalf of the Parish Council and was not 'closed'. Anyone could attend although to date nobody had. The meetings were advertised on the Village Website.

**Action** – JK to place explanatory note on the RSG website page to cover the nature of the RSG and its working structure.

## **5. MBC Core Strategy/Local Plan – update re land call and timeline**

JK updated the RSG and that the terminology Core Strategy would disappear as MBC moved to a Local Plan. Adoption was still planned for July 2015 after any General Election.

Discussion took place regarding Harrietsham Parish Council and the fact that they were a pathfinder parish for neighbourhood planning. How MBC would treat Harrietsham over any referendum remained to be seen.

Concerns were raised over the Assessment Criteria for the Land Call sites.

MBC were to circulate the final criteria but to date these had not arrived.

**Action** - JK to liaise with MBC to obtain the Assessment Criteria.

RSG members expressed concerns as to the further delay which appeared to be 18 months, subject to no further complications.

MBC stated they wished to meet with the Rural Service Centres on a regular basis. The new sites coming forward as a result of the recent land call would be shared with the parishes.

This was seen as a step in the right direction.

## **6. Staplehurst Neighbourhood Plan (NP)**

The Parish Council had agreed in principle for the engagement of a Planning Consultant and the funds had been set aside to do so.

RSG members commented on their research work to date concerning the list of assets. It was agreed that members should use their own judgement when listing assets and take photos where possible. Any 'assets' deemed not important could always be deleted at a later date.

JK was awaiting communication with Derek Tibbit, MBC regarding the finer points of formally registering any asset. A discussion took place around The Bell Public House and the issues surrounding that property in terms of an Asset.

DSL stated that he could assist with digital mapping and JB agreed to advise DSL of the parish mapping scheme which there was already access.

This work would certainly assist the running of any future forum for public consultation.

RSG members to report back on their initial work at the meeting on the 10<sup>th</sup> April.

JB commented on the on-line mapping service provided by Get Mapping which SPC had a licence for. It was clearly a very useful tool but it appeared that only parish councillors and staff had access to the tool. For it to be any use to RSG and beyond then that access would have to be extended to at least one RSG member who was not a councillor.

**Action** – JB to establish the licence details and liaise with Parish Clerk re extending access.

**Action** – DSL to look at Get Mapping Tutorials and familiarise himself with the software.

MA2 commented on the Footpath Group and their completed work on footpaths and boundaries

**Action** – JB to establish if there is an electronic version of their work which could be mapped across.

**Action** – JB to establish the list of Tree Protection Orders for Staplehurst.

Harrietsham PC had invited RSG members to their Annual Parish Meeting where Planning Consultants would be presenting the latest news on their Neighbourhood Plan.

In addition to JB attending as parish councillor it was agreed that DSL, RO and JK would also attend.

## **7. Land Status**

To some degree the below named sites were no longer that significant due to recent Land Call for further sites. However as developers had liaised with the Parish on these sites then the RSG would continue to monitor these.

### Oliver Road - Wimpy Taylor Homes

Parish Council had continued to refuse the application despite the amendments. There were still numerous concerns including 3 storey housing overlooking existing development.

See

<http://www.staplehurstvillage.org.uk/uploads/staplehurstvillage/pdfs/minutes/02-04-13/AAMINS1257.pdf>

At the end of the day Taylor Wimpey owned the site and to a degree could do what they like to it providing they were not breaking any rules.

### Marden Road - Gleeson and Miller

Nothing to report.

### Land north of Headcorn Road - Bovis Homes

Nothing to report.

### Land close to Staplehurst Railway Station? - Paul Webster (Iceni Projects)

Nothing to report.

A discussion took place on the recent proposals by MBC to have tiered affordable housing within the Borough. It should be noted that the rate was still 40% for rural developments.

## **8. Supermarket Update**

Sainsbury – signs had had erected at the petrol station which indicated ‘intent’ but apart from that there was no further news.

Tesco - It was now likely that the next hearing would take place in May 2013 and cynically it had been said in certain circles after the County Council Elections.

The RSG were not happy that Cllr Richard Lusty might continue to chair the Maidstone Planning Committee to this matter and would inform him of such nearer the time.

JK stated he would be asking Cllr Lusty (again) to step aside being Chair for any further application.

## **9. Any other business**

CL reported on the Planning Conference he had attended and stated a written report would be submitted once the presentations had been circulated by KALC.

DSL highlighted research he had conducted on the Land Registry relating to land surrounding the Railway Station and would forward the necessary links.

SL highlighted an article in the recent Downs Mail (page 8) where developers had won an appeal using the National Planning Policy Framework against the old Local Plan. It was not clear why MBC had opposed the development in the first place as the existing site was a brown field site. However this was the first such appeal and the RSG expressed concern that many more might follow.

There being no further business the meeting ended at 10.15 pm.

## **Staplehurst Rural Settlement Group**

**Meeting – 8pm on Wednesday 10<sup>th</sup> April 2013**

**Committee Room, Village Centre, Staplehurst**

### **Agenda**

1. Introductions
2. Apologies
3. Minutes of the last meeting
4. Membership of Group - Forum invitation update.
5. MBC Core Strategy/Local Plan – update re land call and timeline.
6. Staplehurst Neighbourhood Plan:-
  - The way forward for the Neighbourhood Plan?
  - The use of a Planning Consultant – update.
  - Harrietsham AGM.
  - List of Community Assets – update from members.
  - On Line Mapping – which way to go?
7. Land Status:-
  - 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)
8. Supermarket Update:-
  - DK Holdings/Sainsbury's Planning Applications
  - Tesco Planning Application
9. Any other business

## **Appendix A**

## **Staplehurst Rural Settlement Group - 2013**

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

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

Additional meetings may be arranged pending activity re Neighbourhood Plan.

Existing members of RSG as at 16<sup>th</sup> January 2013 – 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.

### **Dates for 2013**

Wednesday 16<sup>th</sup> January 2013

Wednesday 13<sup>th</sup> February 2113

Wednesday 13<sup>th</sup> March 2013 – cancelled.

Wednesday 10<sup>th</sup> April 2013

Wednesday 15<sup>TH</sup> May 2013

Wednesday 12<sup>TH</sup> June 2013

Wednesday 10<sup>TH</sup> July 2013

Wednesday 14<sup>th</sup> August 2013

Wednesday 11<sup>TH</sup> September 2013

Wednesday 16<sup>TH</sup> October 2013

Wednesday 13<sup>TH</sup> November 2013

Wednesday 11<sup>TH</sup> December 2013