

Staplehurst Parish Council

Committee, Group or Sub Group

Rural Settlement Group (RSG) - Minutes

Meeting Date & Venue

15th January 2014 – 8 pm at Village Centre

Report Author - **John Kelly**

1. Introductions

Attending were, Joan Buller (JB), John Kelly (JK), Robin Kenworthy (RK), Steve Lenham (SL), Colin Love (CL), Robin Oakley (RO), John Perry (JP) and Adele Sharp (AS). Catherine Abbott (CA) attended late on in the meeting

2. Apologies - received from Margaret Arger (MA1), Margaret Ashby (MA2) and David Staunton Lambert (DSL).

3. Minutes of the last meeting

Actions arising:-

List of Assets - *ongoing.*

Engagement with Parade Owners – *ongoing.*

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

JK to clarify Sainsbury Section 106 position with Parish Council – the Parish Council had contacted MBC with regard to establishing the exact nature of the Section 106 agreement with Sainsbury – *ongoing.*

All the actions relating to the Neighbourhood Plan listed at Para 6 in the previous minutes dated the 13th November 2013 had been completed.

Minutes were accepted as a true and accurate record.

4. Membership of Group

JK informed the Group that Mike Pounds-Longhurst had resigned from the Group as he was not happy with the Neighbourhood Plan and associated costs. Mike Pounds Longhurst had agreed to seek a replacement from the Staplehurst Society to maintain that link.

Some Group members also expressed concerns re the costs of the process but JK stated that the Parish Council had decided to develop a Neighbourhood Plan and had agreed to fund the process. It was time to move on and work towards a viable Neighbourhood Plan for the future of Staplehurst.

5. MBC Local Plan –

Update re land call sites and 5 year housing supply

It was with regret that communities were still none the wiser about the MBC preferred sites or allocated housing numbers. The delays continued to stifle any real understanding of the future.

JP stated that he and a small group of councillors were meeting with MBC Planning Officers Rob Jarman and Michael Murphy together with Borough Councillor Eric Hotson. This meeting was due to take place on the 4th February 2014 to discuss Housing Numbers although the nature of the meeting was not clear.

Action - **JP to report fully on the outcome of this meeting.**

RO stated there was a clear need for improved communication in the community and that Broadband provision did not current meet this.

JB stated the bus service provision was poor and this would need to be addressed.

It was noted that Yalding and Coxheath were now deemed to be Rural Service Centres although it was not clear as to what the benefits were, if any.

6. Staplehurst Neighbourhood Plan (NP)

Feria Urbanism Contract

The Parish Council at its meeting on the 6th January 2014 voted 11-2 in favour of continuing with the development of a Neighbourhood Plan and funding the process. It agreed that Feria Urbanism Planning Consultants were best placed to support that process to a successful outcome. It was clear there needed to be an independent and professional approach to the process.

Neighbourhood Plan Timeline

The proposals from Richard Eastham, Feria Urbanism were outlined as follows

Task 02: 30th + 31st January and then as an unmanned exhibition (without Feria team) over the following weekend.

- *Task 03: End of February as first full draft.*
- *Task 04: 6th + 7th March and then as an unmanned exhibition (without Feria team) over the following weekend.*
- *Task 05: Middle to End of March as Reg. 14 draft.*
- *Task 06: Six weeks to run 31st March to 12th May with Drop-In event on 1st + 2nd May and then as an unmanned exhibition (without Feria team) over the following weekend.*
- *Task 07: Middle to End of May as Reg. 15 draft.*
- *Task 08: Six weeks to run 2nd June to 14th July with Drop-In event on 3rd + 4th July and then as an unmanned exhibition (without Feria team) over the following weekend.*
- *Tasks 09 + 10: Summer 2014 (tbc)*

It was clear that if all went smoothly a referendum could be heard in 2014.

Consultation Event - 31st January 2014 to 8th February 2014

The Main Event would take place in the North Hall on Friday 31st January 2014 with the Feria Team on hand to facilitate. It was hoped to continue with the exhibition in the North Hall over the weekend and then move to a smaller venue such as the Library. Questionnaires would be available throughout the process.

Some Group members expressed concerns about the lack of notice/publicity to the community concerning these dates etc...JK explained that the Xmas break had not helped and that the Parish Council had only decided on the 6th January to continue with the process.

We were very much working with the Feria proposed time line but to maintain momentum we had to stick with these dates. The key was to get to the Regulation 14 draft of the Neighbourhood Plan (May 2014) as we could then say that Staplehurst had an emerging plan.

SL and CL asked pertinent questions as to who would decide on the content, themes and questions surrounding the consultation event.

Feria Urbanism were developing these themes etc...following the three day event and the Neighbourhood Plan Group awaited the documentation on this.

JK reminded the Group that the community had yet to be consulted on the outcomes of the three day event. It was a matter for the community through consensus to keep things in or have these taken out. All such amendments would have to be evidenced.

Action –

- **JK to liaise with Clerk re publicity and North Hall and Library availability.**
- **JK to arrange a Rota for staffing the Exhibition on Sat 1st and Sunday 2nd Feb 2014**
- **JP to arrange lunch provision for Feria Team via Sobell Lodge.**
- **JB to liaise with WI to provide refreshments throughout Friday 31st January**
-

Library Display

The previous display in the Library had been up since the 18th November 2013 and would be taken down on Thursday 16th January 2014.

7. Supermarket Update

DK Holdings/Sainsbury's Development – there was clearly much activity taken place on the site with boards being set up around the site perimeter. This was clearly good news. It was hoped that similar activity would start at the petrol station site.

Tesco Planning Application – the Group again uttered their dismay at Tesco's apparent contempt for the decisions made both by the Parish Council and MBC in rejecting the original planning application and going to Appeal.

The closing date for responses to the Appeal process was the 13th January 2014.

The Appeal might be heard on the 14th March 2014 but this date needed to be clarified.

8. Housing Update

Gleeson Miller – Hen and Duckhurst Farm – Exhibition

The Group members that attended the exhibition agreed that it had been poor and there was a lack of transparency.

Gleeson Miller had not taken into account any of the issues raised by the current neighbourhood Plan work. It was clear their motive was to keep a contained site with no through road for traffic or any provision for such in the future.

JK had responded to the event via email directly to Matt Richardson, Gleeson but to date had not received any response.

The email address for Matt Richardson was mrichardson@mgleeson.com

9. Any other business

The planning application for housing to the rear of the Bell Public House had been withdrawn although it was not clear as to the reasons.

RO and RK highlighted the proposed Solar Farms at Pullen Farm, Frittenden and Five Oak Green.

The proposed RSG meeting for the 12th March 2014 coincided with the Friends of Staplehurst meeting on the same night.

Staplehurst Rural Settlement Group

Meeting – 8pm on Wednesday 15th January 2013

Committee Room, Village Centre, Staplehurst

Agenda

1. Introductions
2. Apologies
3. Minutes of the last meeting
4. Membership of Group
5. MBC Local Plan
 - Update re land call sites and 5 year housing supply
6. Staplehurst Neighbourhood Plan:-
 - Fera Urbanism Contract
 - Neighbourhood Plan Timeline
 - Consultation Event - 31st January 2014
7. Supermarket Update:-
 - DK Holdings/Sainsbury's Development
 - Tesco Planning Application – new application and Appeal
8. Housing Update
 - Gleeson Miller – Hen and Duckhurst Farm - Exhibition
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 as at 15th January 2014 – in alphabetical order on surname:

- Catherine Abbott - Resident
- Margaret Arger – Resident
- Margaret Ashby - Councillor
- Tom Burnham - Councillor
- Joan Buller - Councillor
- John Kelly – Resident (Chair)
- Robin Kenworthy – Resident
- Steve Lenham - Resident
- Colin Love - Resident
- Robin Oakley – Resident
- John Perry – Councillor
- Adele Sharp - Councillor
- David Staunton Lambert – Resident

Circulations would continue to be forwarded to Councillor Simon Green and Resident Mike Pounds Longhurst

Dates for 2014

Wednesday 15th January 2014

Wednesday 12th February 2014

Wednesday 12th March 2014

Wednesday 16th April 2014

Wednesday 14TH May 2014 – pending Annual Parish Meeting on 12th May 2014

Wednesday 11TH June 2014

Wednesday 16TH July 2014 – social?

Wednesday 13th August 2014 – social?

Wednesday 10TH September 2014

Wednesday 15TH October 2014

Wednesday 12TH November 2014

Wednesday 10TH December 2014