

Staplehurst Parish Council

Committee, Group or Sub Group

Rural Settlement Group (RSG) - Minutes

Meeting Date & Venue

9th March 2016 – 8 pm at Village Centre

Report Author - **John Kelly**

1. Introductions

Attending were Joan Buller (JB), Tom Burnham, Colin Love (CL), John Kelly (JK), Steve Lenham (SL), Robin Oakley (RO), David Staunton Lambert (DSL) and John Perry (JP).

2. Apologies - received from Margaret Arger (MA), Robin Kenworthy (RK) and Adelle Sharp (AS).

3. Minutes of the last meeting

Actions:-

List of Assets - *ongoing*.

Engagement with Parade Owners – *ongoing*.

Who within KCC Highways is dealing with crossroads?

It would appear that Brendan Wright, Kent Highways was leading on the crossroads and there was now contact between the Parish Council and him. See Para 6a.

Outcome of Judicial Review re 'Blossom site, Maplehurst - no information - *ongoing*.

SPC to meet with Civils re any future plans for Lodge Road – TB had raised the matter within the Parish Council but it was decided it would not be appropriate to meet prior to the NP Referendum. Closed.

JK to facilitate a meeting between SPC and Cheryl Parks, MBC regarding staffing at her end and the ongoing situation with Claire Wright, Examiner.

A meeting had taken place on the 7th March 2016 between Cheryl Parks, her team and JP, JB and JK.

JK stated that the meeting had been disappointing and that MBC staff had turned up to the meeting, none the wiser regarding the position of Claire Wright, Examiner and the status of the NP. MBC staff agreed to pursue the matter but stated that any further information regarding the consultation and public engagement might be useful.

JK stated that it felt there was a stalling exercise taking place as MBC had the document in their possession since Summer 2015.

JK to establish where Redrow had obtained the information that as Sainsbury's was not being brought forward this would lessen the impact on the crossroads and surrounding roads.

JK had still been unable to get to the bottom of this matter. Following liaison with Parish Clerk further enquiries would be made.

The minutes of the meeting held on the 3rd February 2016 were accepted.

4. Membership of Group –

No change in the group

5. MBC Draft Local Plan

TB had completed a 'brilliant response' on behalf of the SPC in relation to the draft Local Plan consultation.

JB pointed out that public comments had been noted and incorporated in the response.

JP flagged up that it was imperative that 'constraints' were highlighted especially around Flooding and Sewerage.

RO related to documentation which commented on Network Rail figures of 880000 passing through Staplehurst Station although it was not clear whether these were entrances/exits.

Photographs were needed of any flooding observed on the Redrow site - Fishers Farm.

DSL commented on the MBC website and the layout of the consultation.

6. Staplehurst Neighbourhood Development Plan:-

Current position with Planning Inspector Clare Wright

See Actions

Crossroads situation

DSL gave an excellent powerpoint presentation relating to the crossroads and the history to the options being presented. At the Joint Transport Board on the 7th December 2015, Councillor Eric Hotson had complained about the June 2015 options and the rewrite of the Mott Macdonalds report.

JB stated there were now major concerns about the 'safety' aspects of the crossroads relating to the proposals for the pedestrian crossing and the width of the pavement.

SL stated the proposals were the worst he had seen. There was a need for people to walk around safely and the proposals were based on people not using their cars etc...All the figures were based on DHA figures and these had originally been utilised in original travel plans.

JP stated he and Councillor Eric Hotson had met with Brendan Wright. All the negative points had been raised with him. MBC was under pressure to meet the 5 year housing supply and find solutions re infrastructure. There was a need to gather information/evidence to challenge any planning applications as of April 2016.

A general discussion took place re the MBC agenda for development in rural areas. DSL stated there was a need to establish who was calling the decisions within MBC re the crossroads and why. JK stated that he would try to establish this.

RO stated that there was a photograph in the KM with the headline 'Hands off our pavements'.

A discussion took place regarding water/sewerage and pollution. CL asked why SPC had not written to Southern Water regarding the impact of all this proposed development.

Action - JB to establish SPC re contacting Southern Water.

Planning for Referendum Campaign and Publicity

Agreed to wait until Examiner had authorised NP through to Referendum.

North Loose Neighbourhood Plan– update

Nothing to report.

Future of Village Centre – update

Following the AGM, DSL was now the new Chair of the Village Centre Committee and this was welcomed by the RSG.

TB stated that the Surveyors report concluded that there was a nothing physically wrong with the building.

SL stated that market research would be conducted to establish what residents wanted from the building.

DSL stated that a comprehensive snag list was being compiled and that a priority was to stop any rot. There ought to be genuine improvements.

The visit to Headcorn Village Centre proved to be invaluable.

Gypsy and Traveller Sites – update

Nothing to report.

7. Supermarket Update:-

Sainsbury's had applied for a variation in conditions regarding the proposed site but SPC had not been notified. There was concern that this was stalling measure by Sainsbury's to maintain the planning application on the site.

The RSG expressed concerns that MBC had made much of Staplehurst having a new Supermarket but currently there was no sign of this development happening.

8. Removal of Bus Shelters

The RSG expressed concerns about MBC removing bus shelters around the borough. It appeared that 80 bus shelters were being removed and being replaced without proper shelter.

JP had written to Jennifer Denning expressing concerns about the whole approach to this matter.

9. Housing Survey 2016?

JK stated that the Housing Survey published in 2010 was now effectively out of date and needed updating. JK had spoken with Tessa O'Sullivan. Action for Rural Communities in Kent who had been the author of the 2010 report. Tessa was available to conduct this new work. Following discussion the RSG agreed that SPC should consider the matter and approve the need for a new Housing Survey, to sit alongside the NP.

Action - JK to contact SPC re same.

10. Any other business

West Kent Clinical Commissioning Group were conducting a survey into the needs of wheelchair users.

GS stated that clearing work had started around the entrance into a site south of Marden Road - effectively MR Garroods plot.

DSL stated that ICENI Homes had submitted another planning application but SPC had recommended refusal.

There being no further business the meeting ended at 10.30pm.

Staplehurst Rural Settlement Group

Meeting – 8pm on Wednesday 9th March 2016

Committee Room, Village Centre, Staplehurst

Agenda

1. Introductions
2. Apologies
3. Membership of Group
4. Minutes of the last meeting
5. MBC Draft Local Plan – update
6. Staplehurst Neighbourhood Development Plan:-
 - Current position with Planning Inspector Clare Wright
 - Crossroads - situation
 - Planning for Referendum Campaign and Publicity
 - North Loose Regulation 16 Consultation – update
 - Future of Village Centre – update
 - Gypsy and Traveller Sites – update
7. Supermarket Update:-
 - Sainsbury's
8. Removal of Bus Shelters
9. Housing Survey 2016?
10. Any other business

Appendix A

Staplehurst Rural Settlement Group - 2016

Existing members as at 9th March 2016 – in alphabetical order on surname:

- Margaret Arger – Resident
- 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
- Graham Sturdy – Resident

Meetings will take place at 8pm on the Wednesday after the first Parish council meeting of the month – unless otherwise notified. Additional meetings may be arranged pending activity re Neighbourhood Plan.

Wednesday 3rd February

Wednesday 9th March

Wednesday 6th April

Wednesday 4th May - ? this date is very close to SPC meeting on the 3rd due to Bank Holiday so will be under review.

Wednesday 8th June

Wednesday 6th July

Wednesday 3rd August

Wednesday 7th September

Wednesday 5th October

Wednesday 9th November

Wednesday 7th December