

Staplehurst Parish Council
Committee, Group or Sub Group
<b>Rural Settlement Group (RSG) - Minutes</b>
Meeting Date & Venue
<b>7th September 2016 – 8 pm at Village Centre</b>
Report Author - <b>John Kelly</b>
<p><b>1. Introductions</b> Attending were Joan Buller (JB), John Kelly (JK), Robin Kenworthy (RK), Robin Oakley (RO), John Perry (JP), Gill Smith (GS) and David Staunton Lambert (DSL).</p> <p>GS introduced herself to those members who had yet to meet her.</p> <p><b>2. Apologies</b> - received from Margaret Arger (MA), Tom Burnham (TB), Colin Love (CL) and Adelle Sharp (AS).</p> <p><b>3. Minutes of the last meeting</b></p> <p>The minutes of the last meeting were agreed.</p> <p><b>4. Membership of Group</b></p> <p>No change.</p> <p><b>5. MBC Draft Local Plan</b></p> <p>JK informed the Group that the Local Plan was due to go before Examination. The date set aside for scrutiny of the Rural Service Centres (RSC's) was the 8th November and would last the whole day. Regretably nobody from SPC would be there to represent Staplehurst. It was noted that an agent for the site Land south of Marden Road, would be attending this hearing and no doubt argue for this site to be included in the final Local Plan.</p> <p>Anyone could attend these hearings – see <a href="http://www.maidstone.gov.uk/residents/planning/local-plan/examination">http://www.maidstone.gov.uk/residents/planning/local-plan/examination</a></p> <p>JP stated it was imperative that the Local Plan went through examination successfully. However members of the group had grave concerns regarding infrastructure especially regarding transport. DSL stated that there was still a huge distance between KCC and MBC as to what was deliverable within the Maidstone area.</p> <p>Continue over for Para 6.</p>

## **6. Staplehurst Neighbourhood Development Plan:-**

### Referendum and Publicity

JK stated that new timeline suggested that the Staplehurst NDP would go to Referendum on Thursday 3rd November 2016. Although this was yet to be formally confirmed.

JP stated that it would be useful to have a public meeting to clarify the crossroads issues so as not to confuse the matter with the NP. I

JB stated that the Village Update with front page headline, was planned to go out on the 31st October 2016 and it was hoped that all residents would receive the Update prior to the 3rd November 2016.

DSL stated that all parish councillors were residents and had a right as individuals to speak up the NP. There was still some confusion regarding the NP and it was the duty of SPC to restate their position, to avoid that confusion growing.

RK posed the question about 'newcomers' to the village and whether they will have registered in time? JK stated that hopefully all registers were up to date and it was now a question of the polling cards being delivered in good time.

JP stated that it was highly unlikely that sites not allocated within the Local Plan would actually come forward.

### Future of Village Centre – update

DSL stated the Village Centre was quietly ticking over. Architects had been engaged to give a dispassionate view as to future designs for any 'new village centre'. Eventually there would be a Public Display for residents to view the proposed designs.

Various ways of fundraising were being looked at.

### Gypsy and Traveller Sites – update

JP stated that he had written to Helen Grant, MP and Rob Jarman, MBC re clarification of the definition for a Gypsy and Traveller site.

A brief discussion took place regarding the site at Boarden Lane, Headcorn.

## **7. Developers Proposals re Crossroads**

JP stated that he had a meeting with the Director for Regeneration of Place (MBC) who had commented on the fact that the latest Mott Macdonald proposals for the crossroads looked positive. JP had also met with Rob Jarman, MBC Head of

Planning re current proposals and difficulties if the crossroads issues were not resolved. JP had asked for a meeting of all parties to find a practical solution.

DSL stated that MBC were paying Mott Macdonald to submit these plans and to date Planning Officers had heralded past reports as solutions that were viable. He had no faith in these Planning Officers who had a very different agenda. The majority of the Group concurred that they too had little faith.

There was general concern that the pressure to enable Planning Applications to go through at the MBC October Meeting would be greater than the need to resolve the ever growing problem re the crossroads.

### **8. Housing Survey 2016?**

JK stated that the Housing Survey questionnaires were due to go out on the 13th/14th September 2016 with a deadline for the return responses for the 7th October 2016.

It was hoped that with a Housing Survey report by December and a successful NP in place, the Residents of Staplehurst would be in a good place to fight off any unnecessary planning proposals with sound data.

### **9. Supermarket Update:-**

An informal meeting had taken place with Sainsbury officials at which they stated there was no plans for the Supermarket in 2017. Nothing had been decided beyond that.

It appears that the 'officials' were not notified of the proposals for the Crossroads and the likely impact on any future petrol station entrance/exit.

DSL stated now was the time to approach Sainsbury's with the regard to the reorientation of the site entrance and exit, thereby integrating with the Railway Station and doing away with the proposed roundabout on the A229.

JB stated that it might be wise to wait until the NP had gone through Referendum.

**Action** - DSL to submit a report with diagrams highlighting his thoughts.

### **10. Any other business**

RK stated that a number of Lloyds Pharmacies across the country were being sold but fortunately it did not include the Staplehurst site.

JP stated that there were ongoing discussions with MBC Heritage Committee regarding Surrenden Field and Nicholson Walk - and the future.

JB stated that SPC had previously paid for the tarmacing of Nicholson Walk.

The Group agreed to monitor this situation.

There being no further business the meeting ended at 9.57 pm.

**Staplehurst Rural Settlement Group**  
**Meeting – 8pm on Wednesday 7th September 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:-
  - Referendum and Publicity - update
  - Future of Village Centre - update
  - Gypsy and Traveller Site - update
7. Developers Proposals for Crossroads
8. Housing Survey 2016
9. Supermarket Update:-
  - Sainsbury's
10. Any other business

## **Appendix A**

## **Staplehurst Rural Settlement Group - 2016**

Existing members as at 7th September 2016 – in alphabetical order on surname:

- Margaret Arger – Resident
- Tom Burnham - Councillor
- Joan Buller - Councillor
- John Kelly – Resident (Chair)
- Robin Kenworthy – Resident
- Colin Love - Resident
- Robin Oakley – Resident
- John Perry – Councillor
- Adele Sharp – Councillor
- Gill Smith - Resident
- 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