

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held on 16 August 2017

Present: Adele Sharp(AS), Robin Kenworthy(RK), Joan Buller(JB), Gill Smith(GS), Colin Love,(CL),
John Perry (JP)
Robin Oakley,(RO) (Minutes Secretary), Margaret Arger (Chairperson)

Apologies for absence: Tom Burnham (On Holiday), John Kelly

1. **Minutes of Meeting on 7th July, 2017.** No comments
2. **Matters arising.** None
3. **Membership of Group.** No change
4. **Maidstone Borough Council (MBC) Local Plan.** MBC has responded to the Staplehurst (SPC) request, saying that there will be no change to the status of Staplehurst as a Rural Service Centre. MBC have also stated that Land North of Henhurst Farm stays in the Local Plan, even though it appeared to have been added in to the Local Plan at a late stage, after its Public Examination. JP stated that currently the Maidstone Local Plan overrides the Staplehurst Neighbourhood Plan but he suggested that the SNPRG should write to the SPC requesting that this matter goes on the Agenda for the SPC's September Full PC meeting with a view to challenging this, and it should be suggested to SPC that they seek legal advice and advice from Richard Eastham of Fera. MA suggested that SNPRG should write to SPC requesting that it challenges the inclusion of Land North of Henhurst Farm, and that it should ask Richard Eastham for advice as to whether he knows of any precedents. RO expressed his concern that any development on the land north of Henhurst Farm would give rise to additional surface water and foul drainage which would gravitate to Pinnock Lane. In the case of surface water it would run in to ditches which are already undersized and heavily blocked with vegetation. The ditches currently take surface water from Goudhurst Road, Five Oak Lane and Pinnock Lane and there are already problems with the Kent Highways carrier drain and culvert which result in the road being flooded at times of heavy rainfall. JB expressed the opinion that MBC should have taken into account the SNP when drafting the Local Plan. JP suggested that SPC could raise this at the MBC Strategic Planning Committee on 12 September, as this committee makes recommendations to MBC. MA suggested the SNPRG write to the Strategic Planning Committee with our views and copy this in to Cllrs. John Perry and Louis Brice. The foregoing suggestions were agreed by those present.
5. **Village Centre.** AS reported that the Management Committee is still awaiting news about the availability of the Youth Club land which could feature in any development plans for the Village Centre.
6. **Gypsy and Traveller Sites.** MBC has received an application from one of the site owners in Maplehurst Lane requesting that 2 conditions which were applied to the original application should be removed and this is being considered at SPC Planning Committee's meeting on 21 August. AS, who is the newly elected Chairman of the Planning Committee, asked JB to let her have a copy of the map of G&T sites. AS confirmed that she will be representing SPC at the MBC Planning Committee meeting on 17 August 2017.
7. **Station Regeneration.** Nothing to report.
8. **A229, Marden Rd., Headcorn Rd. Crossroads.** No further news, other than the fact that the Judicial Review is not now going to happen.
9. **Sainsbury's Supermarket.** Nothing to report.

10. Any other business.

Pile Lane is to be closed from 18 September, 2017 for 18 months to allow work to proceed on Redrows' housing development.

The planning application relating to housing at the Railway Tavern site has gone to appeal.

It was noted that Hawkhurst's Neighbourhood Plan has reached Regulation 17A stage.

Next Meetings: 6th September 3rd October (Tuesday) 8th November