

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of meeting held 11, April, 2018.

1. Present: Chairman, Margaret Arger (MA), John Kelly (JK), Colin Love (CL), Cllr. Tom Burnham (TB), Cllr. Adele Sharp (AS) Robin Kenworthy (RK).

2. Apologies: Robin Oakley, Cllr. Joan Buller, Cllr. Gill Smith.

3. Membership of the Group - No change.

4. Minutes of meeting held on March 7, 2018 – agreed.

5. David Wilson Homes (DWH) – meeting held with Parish Council – DW Homes agreed they would not have any objection to an eventual road connection to Lodge Road for light traffic (not HGV). Following residents comments, the proposed footpath connection to Greenhill has been deleted. There would be a wider landscape buffer to the rear of Marlfield. The proposed houses had been moved back 4 metres and parking was alongside the houses rather than in front. Surface water drainage was acknowledged as requiring attention and the swale behind the bungalows in Marden Road would be cleared out, fenced off and kept clear. Solar panels (PV) would be provided on the apartment blocks only. Street lighting would be to adoptable standard and bat-friendly. 40% affordable housing. Proposed to offer the allotment site at the north end to the PC. There would be parking and water supply. DWH in discussion with Southern Water over foul drainage.

6. Planning Applications – River Farm – residents’ objection though lorry movements could be less. Bletchingley Oast – disappointment expressed over MBC approval. Fridays new access road showing better visibility. General discussion regarding MBC and planning decisions.

7. National Planning Policy Framework/MBC Local Plan/SNP – General discussion regarding the NPPF which was felt to be a positive but dependent upon LA being proactive and taking on the requirements as stated. It was agreed SNP should start the process to review the Neighbourhood Plan as the draft Planning Guidance states “the requirement to review local plans at least every five years, does not apply to neighbourhood plans. Policies in a neighbourhood plan may become out of date, eg if they conflict with policies in a plan that is adopted after the making of the neighbourhood plan, the more recent policy takes precedence. In such cases, communities may decide to update their neighbourhood plan, or part of it.” Disappointment was expressed over areas of development where infrastructure needs have been ignored and an apparent lack of a cohesive planning policy even with a Neighbourhood Plan in place. It was agreed to write to the PC for their meeting April 16 on the NPPF as comments required by May 10, 2018. (MA)

8. Lodge Road and Station area –Proposal for station car park improvement with car number plate recognition camera and entrance and access Station Road end of Lodge Road. Car park which has been out of use has been resurfaced.

9. The Parade – trees have been cut down to stumps and new trees to be planted.

10. Register of Assets – agreed to be discussed at next meeting with members bringing items to the table.

11. AOB - to approach booking clerk for village centre for using the committee room for meetings as easier access. (MA)

MA Arger, Secretary.