

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
held at Staplehurst Village Centre on
Monday 12th December 2011 at 7.30 p.m.

PUBLIC FORUM – Prior to the start of the formal Council meeting, representatives of the applicants gave a short presentation on each application. A number of local residents raised concerns and issues, which were answered by the representatives of the applicants. The formal Parish Council Meeting then opened at 9 p.m.

PRESENT: Councillors Ashby, Buller, Green, John Kelly, Lain, Manning, Sharp, Silkin, Spearink and Butcher who was in the Chair. Chairman Perry & Vice Chairmen Burnham and Paul Kelly (Ex Officio). Parish Clerk: Mrs. JS Bassett

APOLOGIES: Councillor Reardon whose reason for apology was accepted.

COUNCILOR DECLARATIONS:

1. Lobbying – Declarations of having been lobbied on both applications were made by Councillors Ashby, Buller, Butcher, Green, John Kelly, Paul Kelly, Lain, Perry, Sharp, Spearink and Silkin.
2. Personal Interest – Declarations of person interest were made by Councillors Butcher, Paul Kelly and Perry.
3. Prejudicial Interest - None

FULL PLANNING APPLICATION:

MA/11/1943 **D K Holdings Ltd, Site at Station Approach** – Erection of 3,044m² factory unit and associated car parking and access. After much discussion Councillor Spearink proposed, seconded by Councillor Burnham and agreed unanimously to recommend APPROVAL with the following conditions:-

- (1) Improved landscaping scheme (advice from Kent Men of Trees Judge was commended)
 - (2) Effective arrangements regarding the transport of spoil and waste to and from the site to ensure the neighbouring roads were kept clear during construction.
 - (3) Storm water drainage system should have underground storage for rain water harvesting/re-use within the building.
 - (4) Section 106 Agreement to be negotiated with the Parish Council.
- Councillors did not request this application be reported to MBC Planning Committee.

MA/11/1944 **GMS & D K Holdings, Site at Station Approach** – Demolition of existing buildings and redevelopment of the site to provide new (Use Class A1) food store with associated car parking, landscaping and access. After much discussion Councillor John Kelly proposed,

seconded by Councillor Green and agreed unanimously to recommend APPROVAL with the following conditions/request for further consideration:-

- (1) That consideration be given to the location of the bus stops and provision of laybys.
- (2) That staff car parking provision be increased but not at the expense of customer parking. MBC is requested to reconsider its standards applied to staff car parking.
- (3) The footpath to the south side of Station Approach to be improved along its full length from Station Road junction to Lodge Road.
- (4) The siting of the pedestrian crossing needs to be revisited as it is considered too close to Fishers Road junction.
- (5) Section 106 Agreement to be negotiated with the Parish Council with reference to its approved list (to be submitted with this response).
- (6) The store should sell primarily food with no pharmacy.
- (7) Liaison with other businesses in Lodge Road should take place regarding delivery times to the store to reduce traffic conflicts.
- (8) Signage on the roof of the building is considered unacceptable and should be redesigned to be more discreet and below roof height.
- (9) Highways issues need to be reconsidered. Yellow Box areas for Market Street and Fishers Road are recommended together with extending the 30 mph gateway on the A229 to north of George Street. Improved speed warning signs and interactive signs to advise of queues ahead are considered necessary. Removal of the proposed "pinch-point" north of the railway was requested.
- (10) A free bus service to serve local villages such as Frittenden (that had no commercial bus service) would be appreciated.
- (11) Light pollution and landscaping concerns were expressed. It would be appreciated if the local impact of the proposals could be checked and improved upon.
- (12) The size of the store as proposed is considered to be acceptable. The net retail floorspace should not be increased or reduced from the proposed 19,000 square feet in accordance with the guidelines at PPS6 3.31. In particular, no mezzanine floors for sales space should be added to the building in future. Councillors requested that this application be referred to Maidstone Borough Council Planning Committee.

Chairman.....

The meeting closed at 10.30 p.m.

PUBLIC FORUM – A small number of local residents voiced further issues that were noted by the applicants.