

**Detling Parish Council**  
**The Minutes of the Meeting of Detling Parish Council**  
**held in Detling Village Hall on Thursday 7<sup>th</sup> September 2021 at 7.00pm.**

***Councillors present:***    ***Bowie***  
                                  ***Bryant***  
                                  ***Clayton***  
                                  ***Coles***  
                                  ***Evernden***  
                                  ***Finn***

***Also present: Parish Clerk, Mrs Sherrie Babington, and Members of the Public.***

***The meeting was chaired by Councillor Bowie.***

**Public Comments and Observations.**

*Prior to the start of the meeting the Parish Council will allow Members of the public to speak. Each speaker will be given a maximum of three minutes each to raise issues with the Parish Council. Public Comment will be for a maximum of 15 minutes. The minute book will be closed during this item.*

No public matters were raised.

**1. Apologies.**

*Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.*

Apologies were received from Councillor Baker-Anderson, KCC Councillor Shellina Prendergast and MBC Councillor Nick de Wiggondene. The apologies were approved by members.

**2. Declaration of Interest.**

*To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.*

*Cllrs Finn and Clayton declared a Significant Other Interest in discussions due to take place regarding the CIC Detling Community Shop Lease.*

*To consider any Dispensation requests received by the Parish Clerk and not previously considered.*

There were no Dispensations to be considered.

**3. Approval of the minutes of the previous meeting.**

*To consider the minutes of the previous meeting and if in order sign as a true record.*

Cllr Evernden asked for his apologies and reasons for absence to be recorded for the meeting that he did not intend in early July.

The Chairman stated that his apologies were not necessary as this meeting did not take place.

This was confirmed by the Parish Clerk.

Cllr Evernden disagreed with this advice, and read out a proposal to the meeting outlining the reasons for requesting his apologies to be recorded for the July meeting.

The proposal was not accepted by members and Cllr Bowie stated that she had previously confirmed that Cllr Evernden did not have to tender his apologies as the meeting did not take place. The Clerk stated that she would reference this in the minutes to clarify this position.

The Minutes for the previous meeting were then circulated to all members for consideration and approval.

It was proposed by Cllr Finn to accept the minutes from the previous meeting as a true record. This was seconded by Cllr Bryant and agreed by all present. Cllr Evernden objected to the minutes.

The minutes were approved by a majority vote and signed and dated by the chairman of the meeting.

**4. Matters arising from the previous minutes (not reported elsewhere).**

The purchase of the new litter bins, benches and noticeboards were discussed and delivery addresses were agreed.

***Action: Clerk to progress with orders.***

**5. Financial Matters:**

a. To consider the Financial Statement.

The Financial Statement was approved by Members. (Proposed Cllr Finn/Seconded Cllr Bryant).

The Clerk asked for members approval of for an additional invoice for legal fees, payable to Gullands for £2361.60. This was approved by members.

Cllr Bryant spoke regarding the finances and stated that a Finance Meeting would be arranged for October to discuss the budget.

**6. Clerks Report.**

The Clerk's report was noted by members.

**7. Committee Reports:**

a. Highways Group.

Cllr Bowie stated that she would arrange a meeting with a neighbouring parish council to discuss the appointment of their own PCSO, and what differences this is made to their traffic problems in East Farleigh.

Cllr Clayton asked the Clerk to write a letter to Rochester Bridge Trust regarding the use of the land to the east side of the Playing Field for parking.

***Action: Clerk to action.***

Cllr Coles spoke regarding the Village Cricket Match, and stated that it had become apparent, from visiting the cricket ground, that the access from this was dangerous along Pilgrims Way. She stated that the Cricket Club was going to consult with Kent Highways to see if a mirror could be installed along the road, and she suggested that the 30 mile an hour limit should be extended along Pilgrims Way to cover access to the cricket ground.

This was discussed by members.

Cllr Finn informed members that the field along Pilgrims Way had been sold to the Winery and would be planted in the spring. He stated that the Cricket Club was going to look at options for the purchase of additional land as a car park.

Cllr Coles reported that she had attended a Community Speed Watch Event and reported on this. She suggested that the Parish Council look into setting up a scheme, but in order to do so ten volunteers were needed. This was discussed and it was agreed that an invitation to seek volunteers would be placed in the Parish Council's newsletter.

b. Open Spaces Committee.

Cllr Bowie reported that Cllr Finn had stepped down as Chairman of the Open Spaces Committee and she expressed her disappointment at this decision.

Cllr Finn made a statement regarding the reasons for his resignation from the Open Spaces Committee and Communications Group, and this was noted by members.

Cllrs Coles and Clayton responded to this statement.

The following matters were reported to the meeting regarding the work of the Open Spaces Committee:

- Horish Wood entrance maintenance work undertaken by volunteers in cooperation with MVC, Thanks to the volunteers were given.
- Further income from the Forest School of £200 due to be paid to the Parish Council.
- Bird Box Making Workshop and Big Beast events held in Horish Wood.
- Action taken regarding the sewage spill at Monks Meadow.

Cllr Bowie stated that there was now a vacancy on the Open Spaces Committee and she invited members to put their names forward if they wish to be considered for this.

Cllrs Coles and Evernden expressed their interest at joining the Open Spaces Committee and both gave their reasons for putting their names forward for consideration.

Following this members were asked to vote on which member they wished to serve on this Committee. A vote was cast in favour of Cllr Coles by 4 votes to 2.

Cllr Coles was therefore elected onto the Open Spaces Committee.

Cllr Bryant spoke regarding the discussions that took place during this agenda item. His views were noted.

c. Communications Group.

Cllr Bowie reported on the work of the Communications Group.

She reported that the second edition of the Parish Councils Newsletter had now been published and distributed to all residents. She stated that this would now be published following each PC meeting and the Parish Council would utilise the Detling News on a pay-as-you-go basis if necessary.

She reported that the Village Cricket Match had been a great success and attended by approximately 130 people. She thanked the Cock Horse for supplying refreshments for the event.

Cllr Bryant was voted onto the Communications Group following the resignation of Cllr Finn. Cllr Coles spoke regarding the need for ongoing communication with residents and proposed setting up a monthly surgery at the Community Shop.

This was discussed and it was agreed that the CIC would be formally approached for permission to hold the surgery at the Community Shop.

**Action: Clerk to write to CIC Community Shop.**

Cllr Coles spoke regarding the ongoing issue of bonfires in the village and stated that following the article in the Parish Council's Newsletter, she had received positive feedback that the advice was working.

She reported that she had represented the Parish Council and attended the new Vicars Inauguration event in Hollingbourne on the 1st September 2021

d. Finance Committee.

The Chairman stated that the Finance Committee would continue to monitor financial matters on behalf of the PC and report back to the PC when necessary.

**8. Planning Matters.**

**Applications Received**

- 21/503934/FULL 8 Queensway Detling Maidstone Kent ME14 3LA  
Erection a part single storey, part two storey rear extension.
- 21/504149/LBC Pollehill Farmhouse Scragged Oak Road Detling  
Listed Building Consent for window and door replacements, re-rendering and re-pointing of walls, and installation of CCTV (Resubmission of 21/501828/LBC, works partially completed).
- 21/503695/FULL Windy Bottom Sittingbourne Road Detling Maidstone  
Change of use of site to contractor's operations depot. Erection of single storey office building and a single storey workshop.
- 21/504112/FULL Chestnut Wood Farm Scragged Oak Road Detling  
Change of use of ground floor of barn to use as a staff mess/staff welfare/office accommodation ancillary to the commercial livery and material changes to the external appearance of the building.
- 21/504037/FULL The Meadow Scragged Oak Road Detling Maidstone Kent  
Demolition of the conservatory. Erection of a lower ground floor rear extension with terrace above, single storey front extension and new side porch. Part loft conversion with insertion of rear dormer and solar panels.
- 21/504269/FULL Broader Lodge Broader Lane Detling Maidstone Kent  
Erection of garden room.

**MBC Application Decisions/Appeals**

21/503757/FULL

Barn At Pollyfields Farm Scragged Oak Road Detling Maidstone Kent ME14 3HL

Section 73 - Application for minor material amendment to approved plans condition 5 (to allow alterations to garage design) pursuant to 19/506427/FULL for - Erection of 3 bay garages with associated turning circle and drive.

Application Refused

21/504091/AGRIC

Chestnut Wood Farm Scragged Oak Road Detling Maidstone Kent ME14 3HL

Prior notification for the erection of a general-purpose agricultural storage building. For its prior approval to: - Siting, design, and external appearance.

Prior Approval Not Required

21/503055/FULL

46 Hockers Lane Detling Maidstone Kent ME14 3JN

Proposed dormer to rear elevation to create first floor bathroom.

Application Permitted

**9. External Reports:**

a. KCC Councillor Report.

Apologies were received from KCC Councillor Prendergast.

b. MBC Councillor Report.

Apologies were received from MBC Councillor de Wiggondene-Shepperd.

c. Maintenance Report.

The Maintenance report was received from Tony Taylor.

**10. Princes Way Alleyway.**

The Chairman reported that to date 10 representations regarding evidence for the alleyway had been received. She suggested that the deadline for comments from residents should be extended to Friday, 29<sup>th</sup> October 21, for the final receipt of evidence, and the application could then be submitted following this.

This was agreed by members.

**11. CIC Communication Lease Extension.**

The Chairman referred to the report circulated to all councillors regarding the Community Shop Lease.

Cllrs Finn and Clayton withdrew from discussions and voting as they declared a Significant Other Interest at the start of the meeting.

The Draft Lease was discussed by members, and the following was agreed:

- Removal of the Reversionary Lease.
- Agreed a 6 year Lease with a 3 year Break Clause.
- The deletion of Clause 7 from the Draft Lease.
- User Clause stands.

The Clerk was asked to consult with Gullands Solicitors regarding this matter.

**Action: Clerk to progress.**

**12. Items for the next Agenda.**

CLlr Bowie stated that she would be standing down as representative for the Parish Council on the Village Hall Management Committee. She asked for a volunteer to take her place.

CLlr Bryant agreed to take over the role as representative on this committee.

**13. Date of next meeting.**

Tuesday 2<sup>nd</sup> November 2021.

***There being no further business to discuss the meeting was closed to the press and public at 9.30pm.***

Signed: \_\_\_\_\_

**Chairman**

Dated: \_\_\_\_\_