

Detling Parish Council
The Minutes of the Meeting of Detling Parish Council
held on 6th April 2021 at 7.00pm by Zoom.

Councillor's present: Baker-Anderson
Bowie
Bryant
Clayton
Coles
Finn

Also, present: Parish Clerk, Mrs Sherrie Babington.

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, subject to submitting a request to the Clerk, prior to the Virtual Meeting. 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 from MBC Councillor Nick de Wiggondene-Sheppperd and KCC Councillor Shellina Prendergast.

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.

No interests were declared.

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.

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

It was proposed by Cllr Coles to accept the minutes from the previous meeting as a true record. This was seconded by Cllr Clayton and agreed by all present.

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

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

PC Facebook Page – The Clerk reported that the PC Facebook Page was now up and running. It was agreed that the Clerk, Cllr Bowie and Baker-Anderson would be the administrators for this.

5. Financial Matters:

a. To consider the Financial Statement.

The Financial Statement was approved by Members. (Clayton/Bryant).

Cllr Bryant informed members that he had designed a new financial statement for consideration by the RFO and the Finance Committee for the new financial year 2021/22.

It was agreed that this would be circulated to all Cllr's when the draft had been agreed by the RFO.

6. Clerks Report.

The Clerks Report was noted by members.

7. Chairman and Councillor Reports.

Cllr Bowie stated that she had confidential update to give members regarding the Detling News and she asked for approval to take this as a confidential item at the close of the meeting. This was agreed.

8. Highway Matters.

The draft Highways Improvement Plan and the Traffic Survey Reports were circulated to all members for their consideration.

Cllr Clayton spoke regarding the traffic survey results and stated that this was undertaken before the half term school holidays for one week.

He stated that the results showed no traffic speeding issues in Detling, the survey confirmed the traffic speeds, types of vehicles, and peak hours.

He said the results allowed the PC a basis to work from regarding speed and traffic issues, and to enable this to be taken forward.

Members discussed the survey results and the need for a further survey to be undertaken in the future to ascertain comparable results.

Cllr Coles spoke regarding the HIP. She reported on the Working Parties progress to date with Kent Highways.

The HIP was noted, and members agreed that the Working Party was progressing matters well with KCC.

A discussion took place regarding the issues with parking in the parish and the possible solutions to this.

Cllr Clayton stated that he was looking into parking and would liaise with MBC regarding this.

Cllr Coles stated that KCC were happy to extend the 30mph speed limit along Pilgrims Way and she asked if members were in favour of this. This was discussed, and it was agreed that Cllr Coles would liaise with KCC regarding the cost and implementation of this.

9. Parish Council Committee Reports.

a. Open Spaces Committee.

The minutes from the recent Open Spaces Committee Meeting was circulated to all present.

Cllr Finn spoke regarding the minutes and stated that the recommendations from the Open Spaces Committee were as follows:

Tarmac Pathway

Two quotations were received for the tarmaced pathway from the gate of the field to the new access gate and then installation of the bike rack, the lowest being £2000.

Recommendation: PC to accept the quotation for £2000 for the installation of the pathway and bike rack.

This was agreed by members.

2021/2022 Parish Maintenance Contract

Cllr Finn confirmed that Contractor Jackie Summerfield had confirmed that she was willing to continue with the current contract with a 2% increase to the grass cutting costs.

Recommendation: to extend the contract with Jackie Summerfield for a further year for the 2021/2022 parish maintenance.

This was agreed by members.

Cllr Finn reported that as previously agreed, he had confirmed that the Contract with Medway Valley Conservation Partnership would be extended for a further year, and he and Tony Taylor were due to meet with the Contractor to discuss future work schedules.

He reported that wood chippings had been delivered to Horish Wood and this would be spread on the wet footpath to ease the mud problems until the drainage issues could be explored further.

He reported that there was flooding issues in Monks Meadow and there was a need for a drainage solution to be found. He suggested that a quotation for French Drains was sought to establish to potential costs. This was agreed.

Action: Clerk to action.

Cllr Finn stated that the new signage had been erected in the village, and he thanked Tony Taylor for doing this.

Cllr Bowie stated that she was exploring the options regarding CCTV to try to assist with the fly tipping and litter problems in then parish and would report back when she had further information.

b. Finance Committee.

Cllr Bowie reported that the Finance Committee was due to meet in the near future.

c. Highways Report.

Cllr Bowie stated that the Parish Councils Highway Representatives had updated the meeting under Highways Matters and there were no further issues to report.

10. Planning Matters.

a. To consider all Planning Applications received.

Cllr Bryant reported on the planning applications that had been considered by the Parish Councils Planning Committee since the last PC meeting.

Applications Received

21/500338/FULL Oakview Holiday Park Scragged Oak Road Detling Kent
Section 73 - Application for variation of conditions 2 and 3 pursuant to MA/14/0657 (Variation of condition 2 of MA/10/0397 [change of use of land to use as caravan park for touring caravans] to allow over-winter storage of 2 "wardens caravans). This would allow the site to be open all year round, with restrictions on storage of caravans, camping equipment and other goods and materials (excluding the warden caravans), and the length of stay of any visitor.

No objections.

21/500632/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 porch to the side. Part loft conversion with roof lights to the front and a dormer to the rear.

No objections.

21/500547/FULL Kimberly Pilgrims Way Detling Maidstone Kent ME14 3EX
Erection of a detached annexe.

No objections.

21/500665/FULL 6 Orchard View Detling Maidstone Kent ME14 3NR
Insertion of 2no. new first floor side windows.

No objections.

18/504836/EIOUT Binbury Park Bimbury Lane Detling Maidstone Kent
Outline application (with all matters reserved apart from access) for the Erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of Commercial space, a hotel, a local centre, a new primary school, a park and ride facility, Strategic highways improvements including new Kent Showground access/egress, Accesses/roads including a new bridleway bridge, parking, associated open space, Landscaping, services, and Sustainable Drainage Systems. In addition, the proposals include a publicly accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Cllr Bryant reported that he had attended the meeting of Thurnham Parish Council to hear their discussions regarding the Binbury Park planning application, and they had agreed to reiterate their objections to this.

He stated that Detling PC had objected to the application previously, and asked members to give their views on the amended details.

Cllr Finn asked what planning gains were going to be put forward to benefit Detling and what more could the PC gain other the noise reduction fencing.

Cllr Bryant stated that there appeared to be little gains for Detling, and the proposed sound barrier would not be adequate to mitigate the noise for the parish.

Cllr Bowie reported that there was a large number of objections from Statutory Bodies as the site was an AONB, she confirmed that the Parish Councils original objections still stood as this was an amended detail planning application.

Cllr Bryant confirmed that the PC Planning Committee were opposed to the plans, however as this was a large-scale application, he felt that the whole PC should be consulted. He therefore put the decision to the vote.

He proposed that the Parish Council object to the planning application, this was seconded by Cllr Bowie and agreed by all present, with the exception of Cllr Finn who abstained from voting on the basis of advantage of economic development.

Cllr Bryant stated that the Planning Committee would draft the objection letter to submit to MBC.

PC Objection agreed.

21/501133/FULL 17 Hockers Lane Detling Maidstone Kent ME14 3JL
Erection of a pitched roof to existing garage.

No objections.

21/501347/PIP Land at Hockers Lane Detling Kent
Permission in principle for residential development of 1no. dwelling.

PC Objections raised.

21/501562/FULL 41 Hockers Lane Detling Maidstone Kent ME14 3JN
Erection a single storey rear extension.

No objections.

b. To note MBC Decisions.

21/500662/NMAMD

Silver Cedars Harple Lane Detling ME14 3EU

Non-Material Amendment Being - The roof designed and approved cannot be built structurally and without modification to the pitch, the request is to raise the sides of the roof until they meet at the existing ridge, thus creating a roof that is buildable. It does not create any additional shadowing or overbearing but removes the centre valley drain and structural members in that centre part of the roof. Subject to 20/503672/FULL

Application Refused

21/500052/FULL

65 Hockers Lane Detling Maidstone Kent ME14 3JN

Demolition of conservatory and erection of single storey rear extension.

Application Permitted

c. To consider any Appeals and Enforcement Matters.

No matters were raised.

11. Reports from External Parties:

a. KCC Councillors Report.

Apologies were received from KCC Councillor Prendergast.

b. MBC Councillors Report.

MBC Councillor de Wiggondene-Shepperd gave his apologies to the meeting.

c. PC Maintenance Report.

Tony Taylor gave a report on the maintenance he had undertaken in the parish during the past two months.

He reminded members that the defibrillator service and battery replacement was due to be changed in April/May 2021.

The Chairman thanked Tony Taylor for his report and work for the Parish.

d. Councillor Reports.

No matters were reported.

12. Memorial Bench.

a. Memorial Bench.

The Clerk informed members that a request had been made to place a Memorial Bench at the Old School Playing Field. She confirmed that this matter had been discussed at the Open Spaces Committee and Cllr Finn had been tasked with looking at location options for the bench.

Cllr Finn circulated a plan identifying a suggested location, this was discussed and approved.

The Clerk confirmed that the style of bench had previously been agreed by members and the three benches at the playing field were due to be replaced this year.

It was agreed that the Clerk would seek quotations for the installation of the benches and the concrete base for the memorial bench prior to progressing the order for the benches.

Action: Clerk to action.

b. Memorial Bench and Tree Policy.

The Clerk stated that as discussed at the Open Spaces Committee Meeting, the Memorial Bench Policy had been amended to incorporate Memorial Trees.

This was circulated to members for their discussion and approval.

It was proposed by Cllr Bryant to accept this, subject to the agreed amendment, this was seconded by Cllr Clayton and agreed by all present.

13. Princes Way Alleyway.

The Clerk circulated a report on the action taken to date regarding the closed alleyway at Princes Way.

This was discussed by members and the following action was agreed:

- ***Parish Council to request that KCC formally looks into having the alleyway made a PROW.***
- ***Parish Council to write to landowner as requested by residents.***
- ***Parish Council to write to residents to update them on situation.***

14. Parish Council Communication.

a. Facebook Page.

The Clerk confirmed that the Parish Councils Facebook Page was now up and running as agreed at a previous meeting.

b. Councillor Email Addresses.

The Chairman confirmed that the Parish Councillor email addresses had been set up as agreed. An Email Policy would be circulated to all members for consideration and approval before these were allocated to members.

c. Detling News.

Cllr Finn stated that he felt that the Parish Council should think about communication with the parish.

He suggested that a small working party should be set up to consider Parish Communication. This was agreed.

Action: Cllr Bowie, Finn, and Coles to progress.

Cllr Bowie stated that the Detling News had asked the PC to consider its funding of the PC pages in the publication for a further year.

This was discussed. It was agreed that the PC would explore other options regarding the payment forms the PC pages in the publication and the Clerk was asked to liaise with the Detling News regarding this.

It was also agreed that the PC would ask for a copy of the Detling News Editorial Policy.

Action: Clerk to progress.

15. Items to be placed on the next Agenda.

- *NHP.*
- *PC Policies – To be reviewed at the Annual Meeting.*

16. Date of next meeting.

4th May 2021.

There being no further business to discuss the meeting was closed to the press and public at 21.33pm.

Signed: _____
Chairman

Dated: _____