



## **Minutes of the Meeting of the Parish Council held on Tuesday 7 January 2025 in Detling Village Hall**

Present: Cllr Clive English (Chairman), Cllr Grahame Godding, Cllr Steve Jubb, Cllr Laura Maclaren and Cllr Stephen Thompson;  
and Mrs Wendy Licence (Clerk).

Also present were four members of the public.

Cllr English welcomed everyone to the meeting

### **Public Time:**

*The meeting was adjourned for the Public Time*

Members of the public requested a review of the footpath at Queens Way; highways matters; contact details on the notice boards; Church Lane name plates.

*The meeting was reconvened.*

### **1. Councillor Vacancy**

The Clerk informed Members that she was waiting to hear from Democratic Services as to whether an election for the vacancy had been called.

### **2. Apologies.**

Apologies had been received from Cllr Chris Houlihan (personal); noted.

Apologies had also been received from MBCllr Vanessa Jones (at another meeting) and KCCllr Shellina Prendergast

### **3. Declaration of Interest. or Lobbying**

Cllr Thompson declared a non-pecuniary interest in item 9 being a Member of Maidstone Borough Council Planning Committee so will not discuss or vote on planning applications.

### **4. Dispensations**

None

### **5. Items to be taken in closed session**

All items to be taken in open session.

## **6. Approval of the minutes of the Parish Council Meeting held on 3 December 2024**

### a) To consider the minutes of the previous meetings and if in order sign as a true record.

Cllr Maclaren **PROPOSED** to accept the minutes of the Parish Council Meeting held on 3 December 2024; **SECONDED** by Cllr Jubb: **AGREED UNANIMOUSLY**. Cllr English duly signed the minutes as a true record.

### b) Matters arising from the minutes (except those issues appearing under specific headings)

Cllr Maclaren requested an update on the installation of diffusion tubes in the village.

Cllr Thompson said the Officer has not confirmed a date yet.

## **7. Visitors**

### a) Police

PC Ben Cox was unable to attend the meeting and sent the following report:

This month I am delighted to inform you that PC Neil Denney has joined me to respond to crimes and incidents occurring in your area, meaning there are now two Beat Officers responding directly to issues raised by you. PC Denney was previously a PCSO for seventeen years in the Maidstone district.

Since my last report, I have been working with Detling Parish Council to conduct additional Police Speed Watch sessions in the village due to concerns over vehicles travelling at excess speed whilst bypassing the neighbouring section of the A249. This Police action supports the Community Speed Watch scheme who can only operate at approved sites. This action will continue into 2025 and we hope to reduce the speeds seen through Detling to make the roads safer.

I have recently dealt with several neighbour issues amongst Detling residents. Please continue to report any issues to the appropriate authority, whether this be Kent County Council, Maidstone Borough Council, Detling Parish Council, or Kent Police.

The winter season has seen the expected increase in nuisance vehicle reports across the byways and footpaths in and around Detling. Please continue to report any sightings with as many details as possible, ideally descriptions of vehicles, offenders and vehicle registration plates, so that research and action can be taken where appropriate.

If you have a specific issue or concern you wish to raise, please send the details through to the Clerk for dissemination to myself and PC Denney. As always, if there are any crimes requiring immediate Police attendance, phone 999.

Cllr English thanked PC Cox for his report and for all his help in the village with Speed Watch and other issues.

### b) Borough Councillor

MBCllr Thompson reported that there is a devolution and Local Government review, and this will be discussed by Kent County Council on Thursday. There are implications for Kent County Council and Maidstone Borough Council but there are no implications for Parish Councils.

Ward Members have met with Officers and developers to discuss the traffic plan for the Lidsing development and the issue of rat running down Whitehill Road; representations have been made to Officers.

Issues with ice in Thurnham Lane continue a year after the tragic accident; it is hoped that warning signs will be installed to warn drivers of the danger.

There is a planning application for Cobham Manor Riding Centre and this has been called in to the Planning Committee.

The land north of the M20 and the dumping ground in Water Lane are still being dealt with by Maidstone Borough Council Enforcement.

Discussions regarding the planning appeals on Rosewood Farm and Lynch bank Farm are continuing.

The Maidstone Borough Council Conservation Area Review consultation meeting will take place soon.

Cllr Godding attended the Kent County Council Highways and Transportation Seminar; the Active Travel Team is willing to attend meetings.

The shop appealed for donations for food parcels and had a good response which was a very good community effort.

Cllr English said the implication for parishes under the proposed devolution is positive; an option would exist for some parishes to devolve items and this might be worth looking at for Detling as it will give opportunities which currently do not exist. Maidstone Borough Council is reviewing this and will consider a Maidstone Town Council for unparished areas.

## 8. Correspondence

The defibrillator has been used and the contractor has installed a loan defibrillator while it refurbishes the Council's defibrillator. As part of the maintenance agreement, the company also offers a training session.

*ACTION: Clerk to organise a training session.*

## 9. Planning

a) Ref: 24/505047/TPOA

Address: Whispers The Street Detling Kent ME14 3JT

Proposal: Conservation area notification to prune one Yew (T1) back to the boundary line and shape. Reduce three Sycamore (T2, T3 and T5) to a height of 9m and 2m spread and remove one Sycamore (T4). TPO 4 of 1973.

Councillors considered the application and had no objections.

b) Ref: 24/505223/TCA

Address: 4 Primary Place Detling Kent ME14 3BZ

Proposal: Conservation Area Notification: T1- Lime - re-pollard to existing pollard points, reduce crown height from 16m to 8m crown spread from 8m to 4m. T2- Lime - re-pollard to existing pollard points, reduce crown height from 16m to 8m crown spread from 8m to 4m.

Councillors considered the application and had no objections.

c) Ref: 24/503666 PINS Ref: APP/U2235/X/24/3357771

Address: Rosewood Farm, Scragged Oak Road, Detling, Kent ME14 3HL

Lawful Development Certificate Appeal

Cllr English said that Lawful Development Certificates are usually a matter of fact, and the Planning Department checks this.

d) Ref: 24/505137/FULL

Address: Cobham Manor Riding Centre Water Lane Thurnham Kent ME14 3LU

Proposal: Demolition of existing livery yard and construction of 7(no) dwellings with associated car barns/garages, private stables, car barn for Cobham Manor Hall, landscaping, access and associated works.

Councillors considered the application and raised concern regarding the traffic implications during construction and also vehicles movements to and from the development. It is a remotely located site and cars are critical as there is no public transport, no safe footpaths and parking at the station is already at saturation point as are school places and the doctors' surgery. There is no bus service. Water Lane is very narrow so it is most likely that Thurnham Lane or Detling will be used; drivers will prefer to go through Detling to access the A249 and M20. The development will cause unnecessary light pollution to an area on the North Downs Natural Landscapes.

Cllr Maclaren **PROPOSED** the Council object to the application; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY.**

## 10. Neighbourhood Plan

Cllr Godding asked if the Council had the finance, should it consider a Neighbourhood Plan?

Cllr English said Neighbourhood Plans are very expensive unless the village is looking for a significant increase in housing. Land must be put forward for development in a Neighbourhood Plan. The Council should have a CIL list as this is a simpler process; there are five and a half large applications in the area still to pay in the next five years. There is a page on the Borough Council website which details the payments due.

Cllr Maclaren said Assets of Community Value need to be considered.

Cllr English said the Council can look at another list for Assets of Community Value to protect those assets from development.

*ACTION: Cllr English to arrange a meeting with Councillors to discuss the process of a Neighbourhood Plan.*

## 11. Financial Matters:

### a) Finance report

Councillors noted the report.

### b) To review and adopt Budget for 2025-26

Cllr English **PROPOSED** to set the budget at £66,158; **AGREED UNANIMOUSLY**.

### c) To set the Precept for 2025-26

Cllr English **PROPOSED** that there be no increase to the Precept and that it be set at £40,267; **AGREED UNANIMOUSLY**.

Due to a slight change in the Council Tax base, the Council will receive an extra £267.

### d) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500169	J Dowle Ltd	Fencing	325.00	65.00	£390.00
500170	DCK Payroll Solutions Ltd	Payroll fees	30.00	6.00	£36.00
500171	Grammer & Co Ltd	Printing	30.00		£30.00
500172	Mrs L Maclaren	Expenses	10.15		£10.15
500173	Administration	Expenses	71.43	0.42	£71.85
500174-5	Staff salary				
500176	Bearsted Parish Council	Shopper Bus contribution	500.00		£500.00
500177	Mrs L Maclaren	Salt bags			£34.98
500178-179	Cancelled				

Cllr Godding **PROPOSED** the payment of the invoices: **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**.

### e) Review of insurance

Members considered the Council's insurance and a quotation to include the Tudor Gate and wall. The existing insurer had agreed that the current policy can be cancelled, as they are unable to cover listed buildings and there will be a refund, pro rata of the premium. Several companies had been approached for quotations but either could not cover listed properties or would not cover a listed structure which is not attached to a building.

Cllr English **PROPOSED** to accept the quotation of £2,019.32 from AJ Gallaghers; **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**. (cheque no 500180)

f) Consider quotation for odd jobs for Open Spaces

Cllr English **PROPOSED** to accept the quotation of £392.00 for various works from LHR Property maintenance: **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

## **12. Highways**

Cllr Maclaren reported that there had been a meeting with KCCllr Prendergast on 16 December to discuss strategic highways issues including the M20 roundabout and the Bearsted Road improvements. The Bearsted Road improvements are likely to proceed and this will cause disruption for thirteen months. KCCllr Prendergast has recommended that the M20 roundabout be an agenda item for KCC Highways. KCCllr Prendergast has approved the warning signs for the Pilgrims Way. The *NO HGV* signs will be installed in Hockers Lane. KCCllr Prendergast will look into installing bollards on the Pilgrims Way by the wall. There will be another meeting on 4 February.

The Parish Council is currently consulting on a proposed extension of the 30mph limit on the Pilgrims Way.

The double yellow lines have been installed and their impact is being monitored, Detling has been gifted speed watch equipment by KCC Highways and this will be collected on 14 January,

*ACTION: Clerk to check insurance.*

The Council has purchased some grit as the bag from KCC Highways has not been delivered. We need to buy another grit bin to be installed by the mounting block.

*ACTION: Clerk to chase KCC Highways and source grit bin.*

The application for a Speed Indicator Device (SID) is proceeding.

Public transport provision- it was thought that the village will lose the shopper bus but the Chairman of Bearsted Parish Council has applied for further funding so hopefully it will continue. Stagecoach has been approached to see if its buses will come through the village. There has been severe traffic congestion as a result of the emergency gas works by the Crematorium and also The Street Detling, as well as a lane closure on A249 Detling Hill southbound, and Operation Brock all over the same period.

HGV's and Lorries – there have been three incidents in Hockers Lane bends blocking traffic as well as an HGV on the Pilgrims Way which had to reverse back.

Abandoned Vehicles – two reports have been made of possible abandoned vehicles in the village. There is also a problem of residents not parking properly on the road.

Drains have been cleared in The Street and potholes have been reported in The Street Two requests have been made for cleaning and water drainage issues on Jades Bridge. The damaged verge opposite the shop has been reported and the Council advised that no action will be taken.

KCC Highways says the missing *NO THROUGH ROAD* sign must go on the Highways Improvement Plan, this matter will be raised with the County Councillor.

Cllr English thanked Cllr Maclaren for her hard work which is very much appreciated,

## **13. Open Spaces**

a) Monks Meadow and Horish Woods -To receive an update

A meeting of the Open Spaces group is being arranged.

b) Village notice boards

The PSPO notices will be followed up and quotations for contact signage will be ordered.

c) To consider request to install a basketball hoop at the Playing Field

Deferred to the Open Spaces Working Group for consideration.

**14. Community Resilience Plan**

*ACTION:* Cllr Thompson to circulate the plan to Members.  
Cllr English thanked Cllr Thompson for his hard work.

**15. Date of Next Meeting – Tuesday 4 February 2025**

There being no further business, the meeting closed at 9pm.

Cllr English thanked everyone for attending the meeting.

Signed as a true record of the meeting

Chairman

Date: 4 February 2025