

**The Minutes of the Meeting of Detling Parish Council**  
**held on 4<sup>th</sup> December 2018 at 7.00pm in Detling Village Hall.**

**Councillors present:** *Bowie*  
*Finn*  
*Howells*  
*Maynard*  
*Zammit*

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

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

**The Chairman presented resident Tony Taylor with the 2018 Villager of the Year Award in recognition for his work in and around the village of Detling.**

**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 Parish Councillor Clayton, KCC Councillor Prendergast and MBC Councillor de Wiggondene-Shepperd.

**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.*

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

Cllr Finn declared an interest in the Community Shop.

The Clerk informed the meeting that she had received Dispensations request from Parish Councillors John Clayton and Richard Finn, seeking dispensations for their work as part of the Community Interest Company working on the Community Shop.

The Clerk advised that the Dispensation requests had been approved for a period of six months from 4<sup>th</sup> December 2018.

**3. Public Comments and Observations.**

*The meeting is adjourned to enable members of the public to raise issues with the Parish Council. Public Comments and Observations will last a total of 15 minutes with each speaker being given a maximum of 3 minutes to speak.*

**The meeting was adjourned at 7.08pm.**

A resident raised concerns regarding vehicles parking on the verges at Horish Wood, she stated that this was causing a problem with mud on the road.

The Chairman stated that this matter would be referred to the Open Spaces Committee.

A resident attended the meeting and spoke regarding a Code of Conduct issue she had raised with the Monitoring Officer. She read out a prepared statement to the meeting making accusations about individual parish councillors.

The Chairman asked the resident to desist from making accusations about Parish Councillors and she read out the following statement that had been agreed by the Monitoring Officer.

***Three complaints from a member of the public were made against three Councillors to the Monitoring Officer.***

***The Monitoring Officer concluded that they could be resolved informally without formal investigation.***

***Two minor procedural breaches were assessed as unintentional, occurred without malice and resulted in no harm. One complaint was dismissed.***

***The Monitoring Officer determined that all the matters arising could be resolved locally with no further action.***

A resident spoke regarding the funding of the Community Shop, he asked for clarification as to whether this had been funded by the precept increase or from the Parish Council reserves. The Chairman confirmed that any financial assistance for the Community Shop was from the Parish Councils Reserves.

A resident spoke regarding a letter sent to the Parish Council from another resident who was unable to attend the meeting.

The Clerk confirmed that this has been received and would be forwarded to the Chairman.

***The meeting was reconvened at 7.22pm.***

**4. 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 from the previous meeting were circulated to all members for consideration and approval.

It was proposed by Cllr Howells to accept these as a true record, these were seconded by Cllr Zammit and agreed by all Councillors.

***The minutes were then signed and dated by the Chairman.***

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

Flint Wall – The Clerk stated that this was progressing.

Highways – Cllr Finn spoke regarding the Lower Thames Crossing Consultation and stated that this closed on 16<sup>th</sup> December 2018.

He suggested that the Parish Council should make a response to the consultation. This was agreed and Cllr Finn was given delegated authority to make the response on behalf of the PC.

#### **6. Presentations from Outside Bodies.**

Cllr Bowie stated that a resident had approached the Parish Council asking them to promote a scheme to save hedgehogs by encouraging residents to cut a small hole in the bottom of their garden fences.

Cllr Zammit stated that she would engage with the resident regarding this as it would be a good project for Detling. She stated that she would also place an item in the Detling News and KM.

**Action: Cllr Zammit to action.**

#### **7. Parish Council Policies.**

The Chairman stated that a Volunteer and a Communications Policy had been circulated to all members and this would be discussed at the next PC meeting.

#### **8. Planning Matters.**

##### **a. Binbury Park Planning Applications.**

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 Howells stated that this application would be discussed to determine the views of the Parish Council, and representatives from Quinn's were present to answer any questions.

Cllr Maynard stated that she had reviewed the application and in her view the Heritage Assessment was inadequate and further information was needed. Quinn's stated that further work on heritage was being undertaken.

Cllr Howells stated that the proposed development was in an AONB and this was contrary to the Local Plan. He also raised concerns regarding the traffic and the impact on the local area.

He informed the meeting that the Parish Council had received communication from the Bimbury Lane Residents Association who were opposed to the development. Stockbury and Thurnham Parish Councils were also objecting.

He asked members for their views.

Cllr Finn stated that he did not have any objections to the application although he felt that it was critical that the infrastructure was undertaken prior to the development.

Representatives from Quinn's confirmed that the intention was to deliver infrastructure at the earliest stage possible via a section 106 agreement and they had budgeted 33 million for highway improvements on the A249.

They stated that there was a proposal to close the junction at Detling, except the buses to try to alleviate the problem with rat-run traffic in the village, they confirmed that buses would be able to maintain their current route through the village.

The Chairman spoke regarding the issue of noise mitigation and Quinn's confirmed that they were happy to look at local mitigation for the village, if the application were to proceed. She spoke regarding pollution from cars and traffic and asked what Quinns would do regarding this.

Quinn's confirmed that the main reason for pollution was stationary vehicles and the mitigation proposals for Junction 7 were significant and would improve the air quality in Detling.

Cllr Howells gave members of the public the opportunity to speak regarding the planning application for Binbury Park.

Concerns were raised regarding the additional traffic that the development would create and the rat-run the traffic through the village.

Cllr Howells summarised the discussions by members and proposed that the Detling Parish Council supported the objections raised by Thurnham Parish Council, Stockbury Parish Council and the Bimbury Lane Residents Association. This was seconded by Cllr Zammit and a vote was cast in favour of objecting to the application by 3 votes for and 2 votes against.

It was therefore agreed that the Parish Council would object to the Binbury Park Planning application on grounds of Development within the AONB, additional traffic on the A249 and increased noise and air pollution.

Cllr Finn suggested that there was a need to be more specific with the points put to Maidstone Borough Council and the letter should also state what the Parish Council would like to see should the application be approved.

This was discussed and it was agreed that the following would also be added to the objection letter, should the Borough Council be minded to approve the application:

1. A249 – infrastructure should be undertaken before development.
2. Noise mitigation for Detling Village Hall.
3. Air pollution to be addressed for Detling Village.
4. Traffic calming to be included for Detling Village.

It was agreed that Cllr Howells would draft a letter and circulate to members for approval before submitting this to the Borough Council.

**Action: Cllr Howells to progress.**

b. To consider all Planning Applications received.

There were no applications to consider.

c. To note MBC Decisions.

18/505067/FULL

Emmerton Lodge The Street Detling Maidstone Kent ME14 3JX  
Erection of conservatory to rear  
Application Permitted

18/504955/FULL  
38 The Street Detling Maidstone Kent ME14 3JT  
Erection of shed (part retrospective).  
Application Refused

- d. To consider any Appeals and Enforcement Matters.  
No matters were raised.

## 9. Financial Matters.

- a. To approve the payment of accounts (list to be supplied at the meeting)  
Members approved two additional cheques for payment these being:

Chq 429 - £50 to Mr Humphrey – Villager of the Year Award  
Chq 430 - £278.48 – Detling Village Hall Management Committee Hog Roast

The cheques for payment were authorised and approved by members. (Howells/Finn)

The cheques and invoices were then signed by two authorised signatories.

- b. To note the bank account balances as circulated in report supplied at the meeting.  
The balances of the Parish Councils bank accounts were noted by members.

### Bank Balances

<b>Co-operative Current Account</b>	<b>£71966.86</b>
Less/Add Account transfers/deposits	£0
Less Account for payment	£4756.41
<b>Closing Balance</b>	<b>£67210.45</b>
<b>Co-operative Playing Field A/C</b>	<b>£1505.87</b>
Less/Add Account transfers/deposits	£0.00
<b>Closing Balance</b>	<b>£1,505.87</b>
<b>Total Balance of all Parish Council Accounts</b>	<b>£68716.32</b>

- c. Chairman's Allowance.

Cllr Maynard suggested that an allocation from the Chairman's Allowance was made available for refreshments at the forthcoming Christmas event in the village. This was agreed by the Chairman.

Cllr Howells spoke regarding the Christmas event and informed members that the proposal to close The Street between 5pm and 7pm to facilitate the event had not been allowed by Maidstone Borough Council.

He stated that he was due to meet with the Police, Kent Highways and MBC regarding this matter.

## 10. Reports from External Parties.

### a. Maintenance Report.

Tony Taylor gave his report to the meeting on the maintenance that he had undertaken around the parish.

He reported that the following items were still outstanding:

Drains – Kent Highways had attempted to clean the drains in the village but had missed two outside of the Village Hall and Cricket Field.

Electrical Box – Wires were still exposed at the junction to the A249.

Old School Playing Field – Sign had to be removed as it been damaged and new bench to be installed.

These items were discussed by members.

***Cllr Zammit stated that she would action the sign for the Old School Playing Field.***

***It was agreed that the Clerk would write to KCC regarding the electrical box and the drains.***

The Chairman Informed members that correspondence had been received by a resident living near to the bus shelter regarding the sweeping of leaves. It was agreed that this matter would be referred to the Open Spaces Committee who were looking at parish maintenance. Tony Taylor confirmed that he did sweep the bus shelter and the area around it regularly.

***Action: Clerk to respond to correspondence.***

### b. MBC Ward Councillor Report.

Ward Councillor Nick de Wiggondene gave his apologies to the meeting.

### c. KCC Councillor Report.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

### d. Police Report.

Apologies were received from PCSO Matt Adlington.

## 11. Parish Council Reports.

### a. Clerk's/Correspondence Report.

*To consider items of correspondence received relevant to the Parish Council.*

The Clerks report was noted by members.

### b. Chairman's/ Councillors Report.

*Members who have attended any meeting on behalf of the Parish Council are invited to give their report to the meeting.*

Cllr Finn reported on the Kent and Medway Economic Partnership meeting he had attended regarding the Lower Thames Crossing.

Cllr Bowie reported on a Cyber Security Meeting she had attended with KALC and a recent Village Hall Management Committee Meeting.

c. Open Space Committee Report.

Maynard spoke regarding the recent Open Spaces Committee meeting.

She stated that the Committee was currently looking at parish maintenance and had to put together a draft specification for members approval.

She stated that when this had been approved, the Open Spaces Committee would seek authority from the Parish Council to put together a tender document and seek tenders for a two-year maintenance contract for the village.

The draft specification was circulated to members for their consideration. This was discussed and approved. (Bowie/Finn).

The Committee also proposed to seek volunteers to act as Open Space Wardens for the Parish Council.

This was discussed and approved by members and it was agreed that an advert would be placed in the Detling News to seek volunteers.

Cllr Maynard reported that the Committee was also looking at Risk Assessments and the Asset Register for the Parish.

d. Other Committee Reports.

Detling Shopper Bus – Cllr Howells reported that he had spoken to Maidstone Borough Council regarding the Shopper Bus to see whether the service could be extended to Grove Green on the way to Maidstone. He stated that this had been agreed verbally and was likely to commence in February 2019.

**12. Detling Neighbourhood Plan.**

Cllr Bowie stated that the Parish Council had agreed that it would establish further information regarding Neighbourhood Plans to enable a meaningful discussion to take place at the February Parish Council meeting.

It was agreed that Cllr Howells would invite a Consultant to speak on NHPs at the February PC meeting.

**Action: Cllr Howells to progress.**

A discussion took place regarding possible grants that were available for a Neighbourhood Plan.

**13. Items for the next Agenda.**

No matters were raised.

**14. Date of next meeting.**

Tuesday 5<sup>th</sup> February 2019 in the Meeting Room of Detling Village Hall at 7.00pm.

***There being no further business to discuss the meeting was closed to the press and public at 9.15pm.***

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

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