



Minutes of the Meeting of the Parish Council held on Tuesday 9 April 2024 in Detling Village Hall

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

Also present were seventeen members of the public.

Cllr English welcomed everyone to the meeting.

Public Time

No matters were raised.

50. Apologies.

Apologies had been received from Cllr Val Springett (at another meeting): apologies accepted. Cllr English **PROPOSED** a vote of thanks to Cllr Springett for her services to the village; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

51. Declaration of Interest. or Lobbying

Cllr Thompson and Cllr Evernden reported that they had been lobbied regarding the Lynch Bank Farm planning application.

Cllr English declared a non-pecuniary interest in planning matters being a Member of Maidstone Borough Council Planning Committee so will not discuss or vote on planning applications other than to give procedural and technical advice.

52. Dispensations

None.

53. Items to be taken in closed session

It was agreed that Staffing Matters be considered in closed session.

54. Approval of the minutes of the meeting held on 5 March 2024

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

The minutes were amended and it was agreed to accept the minutes as a true record.

Cllr English duly signed the minutes.

b) Matters arising from the minutes

All matters on the agenda.

55. Visitors

MBCllr Thompson reported on the adoption of the Local Plan by Maidstone Borough Council. The change of contractor for waste collections has been problematic

56. Correspondence

A resident had contacted the Council via the form on the website but did not give correct contact details so a response could not be made. The Council is happy to acknowledge and respond to communications as long as we know who to respond to.

57. Planning

a) To receive an update

22/505560/FULL APP/U2235/W/24/3339531

Land At Newnham Court Way Weaving Kent ME14 5LH

Erection of a new foodstore (Use Class E(a)), with access, car and cycle parking, landscaping and associated works.

Cllr English reported that the Parish Council submitted a representation to the Planning Inspector in support of Maidstone Borough Council's decision to refuse the proposal.

Cllr English did not take part in the discussion or decision on planning responses.

b) Ref: 24/501044/FULL

Address: Lynch Bank Farm Detling Hill Detling Kent ME14 3EX

Proposal: Change of use of land for the siting of 6no. additional mobile homes for use in connection with the existing Gypsy/Traveller site, including retention of existing mobile home and day room (mobile home), and erection of a stable building (part retrospective).

Councillors considered the application and noted that the Planning Inspector had allowed a previous appeal on this site for one unit only because of the appellants' circumstances. There is no indication regarding what will happen to the foul waste; there is no provision regarding waste from the site; the car turning circle is not sufficient and would lead to cars and caravans reversing out on to the road; over-intensification of the site; the access road is very narrow.

It was agreed (one non-voting member) to object to the application and request that if the officer is minded to approve the proposal, the matter should go to Planning Committee

c) Ref: 24/500122/FULL

Address: Scragged Oak Farm Scragged Oak Road Detling Maidstone Kent

Proposal: Demolition of existing dwelling and 10no. outbuildings. Erection of replacement dwelling with associated landscaping.

Councillors considered the application and had no objections to the proposal but would like the planning department to look at the details of the design to ensure it is appropriate for the area.

d) Ref: 24/500956/FULL

Address: Pollyfields Farm Scragged Oak Road Detling Maidstone Kent ME14 3HL

Proposal: Conversion of existing agricultural barn, demolition of lean-to extension, erection of single storey front extension to create a four-bedroom Holiday Let.

Councillors considered the application and had no objections to the proposal.

e) Ref: 24/501339/FULL

Address: Land Rear Of 3 Hockers Lane Detling Maidstone Kent ME14 3JL

Proposal: Section 73 Application for Minor Material Amendment to approved plans condition 10 (Amendment of internal layout at first floor) pursuant to 17/502612/FULL for Erection of a chalet bungalow

Councillors considered the application and had no objections to the proposal.

58. Maidstone Borough Council Conservation Management Plan consultation

Cllr Maclaren reported that she and Cllr Jubb has met with Janice Gooch, Maidstone Borough Council Principal Conservation Officer, to discuss changes to the Conservation Area boundary: to extend areas to help conserve the vistas of the village from the playing field; and

to protect the North Downs Way and escarpment. There will be a consultation meeting for residents to look at the proposals.

59. Financial Matters:

a) Finance report

Received and noted.

b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500091	DCK Payroll Solutions Ltd	Payroll fees- March Payroll fees- year end	30.00 30.00	6.00 6.00	£72.00
500092	Mrs W Licence	Fencing Stakes Flag Pole	113.00 44.62	22.60 8.92	135.60 53.54 £189.14
500093	KALC	Planning Conference	70.00	14.00	£84.00
500094	Detling Village Hall	Room Hire		24.00	£24.00
500095	Detling PCC	Winter Support Grant Fund			£700.00
500096	KALC	Reimbursement of duplicate payment			£700.00
500097	Mrs W Licence	Grit bin	108.99	21.80	£130.79
500098	Mrs W Licence	Expenses	182.50	23.68	£206.18
500099-500100	Staff costs				

Cllr Maclaren **PROPOSED** to make the payments; **SECONDED** by Cllr English: **AGREED UNANIMOUSLY**.

60. Review of Policies

a) Risk Assessment

It was **AGREED UNANIMOUSLY** to adopt the policy subject to amendments.

b) Health & Safety

It was agreed to adopt the policy as a starting point.

ACTION: Cllr English to review policy.

c) Volunteer Policy

ACTION: Cllr English to review and produce a policy.

ACTION: Clerk to request and circulate insurance documents when received and request an extension to the renewal date.

61. Highways

a) To receive an update

Cllr Maclaren reported that the sewer in Hockers Lane had been repaired and the road reopened. KCC Highways will monitor flooding in the area to see if the situation improves. The results of the survey have not been received yet and the second survey is due next week. Until the results of the surveys are received the Council will not be able to make a decision regarding which items on the Highways Improvement Plan to progress. A quote for double yellow lines has been received and two sites for a Speed Indicator Device have been agreed.

Speeding issues have been reported to PC Jacob Troth who came out although this was during the closure of the A249 and Hockers Lane. The Council will have to wait until the results of the traffic survey are received before deciding on measures to tackle speeding.

b) Co-ordinated Parishes Traffic Group

The group has split to look at two areas. One is considering speeding on the A20 between Hollingbourne and Roundwell, they have approval for wider pavements and bollards. The second group is looking at a strategy to improve safety on rural lanes and is considering special conditions and natural guidelines.

c) To consider Speed Watch scheme

Cllr Maclaren reported that five volunteers have come forward for Speed Watch. This will be a community group, ideally there should be ten volunteers. It might be possible to join with the Bearsted scheme.

Cllr English thanked Cllr Maclaren for her sterling work.

62. Open Spaces

a) Monks Meadow -To receive an update

b) Horish Woods- to receive an update

Mr Monk reported that volunteers have been mowing and strimming. Horish Woods is looking good with bluebells and primroses.

Cllr English thanked the volunteers for their work in the open spaces.

c) Play area- to receive an update

d) To consider quotations for play area repairs

It was agreed to review the specification for the tender.

ACTION: Cllr English to seek advice on play area repairs

63. Princes Way Alley

Cllr English informed Members that he and Cllr Springett had met with Graham Rusling, KCC PROW, to discuss the issues.

Cllr English **PROPOSED** the Council request KCC PROW use its power under Section 31 of the Highways Act 1980 to expedite the matter as soon as possible; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

ACTION: Cllr English to contact KCC PROW.

ACTION: Cllr English to seek advice from the Community Safety Unit regarding the CCTV cameras in Princes Way Alley.

64. Community Resilience

Cllr English reported that the Council is continuing to collate a data base of volunteers.

65. Land Issues

There was nothing to report.

66. Annual Parish Meeting

Cllr English said the Annual Parish Meeting will be held on 15 May with reports from village organisations and the presentation of the Villager of the Year Award. The Annual Parish Council Meeting will be held afterwards solely for the formal business of the annual meeting and any urgent matter.

ACTION: Clerk to circulate list of invitees to Councillors and when agreed, invite representatives to give a short report to the meeting.

Cllr English thanked everyone for attending. He thanked Members of the Council and also the Clerk and Cllr Thompson, Vice Chairman, for their assistance.

67. Staffing Matters

Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and because of the confidential nature of the business to be transacted, the public and press were excluded from the meeting during the consideration of the Clerk's Annual Appraisal

68. Date of Next Meeting – Wednesday 15 May 2024

There being no further business, the meeting closed at 9.20pm

Signed as a true record of the meeting:

Chairman
Date: 15 May 2024