

**The Minutes of the Meeting of Detling Parish Council
held on 6th November 2018 7.00pm in Detling Village Hall.**

Councillors present: *Bowie*
Clayton
Evernden
Howells
Maynard

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

The meeting was chaired by Councillor Bowie.

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 Councillors Zammit and Finn 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 Clayton declared an interest in the Community Shop.
There were no Dispensation requests to consider.

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 7.01pm.

Residents spoke on the following matters:

The rental of office space in the Community Shop.
The Parish Council contribution to the Detling News.
The Community Shop.
The increased traffic in the village.

The Chairman thanked residents for their comments and stated that the Parish Council would take time to consider matters raised and respond if necessary.

The meeting was reconvened at 7.12pm.

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 Maynard 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 reported that this was still being progressed.

Highways – Cllr Howells spoke regarding the traffic problems in the village.

He reported that following conversations with Kent County Council there were two issues to consider, the first being the volume of traffic cutting through the village and secondly the issue with the speed of traffic.

He stated that he had intended to hold a public meeting towards the end of November to discuss this, however this would now be held in January 2019 when further information was available. He stated that a solution to the problem was likely to be costly and therefore the Parish Council had to work with Kent County Council to seek a satisfactory solution.

Resident, Mr Watson stated that he felt that the meeting should not have been cancelled and that if no meeting was held, then there would be no action during the course of the year. He referred to the precept letter by the Parish Council and stated that this did make mention to contributing towards highway matters.

Cllr Clayton stated that KCC Councillor Prendergast had put the Parish Council in contact with the police and following a number of meetings a volunteer PCSO had been appointed to work with the existing PCSO regarding traffic matters.

He stated that the Parish Council intended to make use of the PCSO's to monitor the traffic as they were able to issue turnaround notices.

He said that the parish had a two hour problem twice a week and it needed to address the problem when it occurred. Also, regarding speeding through the village, contact had been made with the Rural Police speeding unit and they proposed the DPC train up volunteers to enable them to use the speed gun, this would be at a cost of £600 and as such should be put into next year's expenditure

KCC Councillor Prendergast spoke regarding traffic issues and stated that this would not be solved overnight, she stated that the key was enforcement and KCC could not assist with this. She said that she would keep working with the Parish Council to try to establish a solution and confirmed that she was happy to finance the slow signs in the parish.

Cllr Howells spoke regarding the impact that the Binbury Park development would have on the traffic along the A249, he stated that this would also be affected by the new Thames Crossing and the improvements at Junction 5 of the M2 and Junction 7 of the M20.

The Chairman reported that Parish Cllr Finn had made representations to Highways Groups as a member of the Local Economic Form regarding the A249, he had also written to the MP regarding this matter.

She stated that the Parish Council would continue to defend vigorously, any proposals that affected the A249.

Cllr Clayton spoke regarding the environmental concerns and air quality issues concerning the A249 and Detling.

Cllr Bowie reported that a presentation/consultation event regarding Binbury Park would take place in the Village Hall on the 18th of November 2018 and Quinns would be present.

A Resident spoke regarding the traffic and stated that the Community shop needed traffic to succeed but the parish had a problem with traffic.

6. Overnight Parking on the A249.

Cllr Bowie stated that a resident had approached the Parish Council regarding problems on the A249 with lorries parking overnight. A report was circulated to all members with photographs. She invited the resident to speak on this matter.

Resident, Mr Leach stated that he lived on the A249 and had a problem with HGV's parking outside of his property, leaving litter, debris and human waste on the verges and running their engines throughout the night.

He spoke regarding the options that would solve this issue and asked the Parish Council for their support in having the lay-by closed.

Cllr Bowie stated that she had visited the site and witnessed the problems. She asked Councillors for their views.

This was discussed by members and it was agreed that the Clerk would write to KCC to request that the lay-by was closed.

Action: Clerk to write to KCC.

The resident thanked the Parish Council for their support.

7. Presentation for Outside Body.

The Chairman stated that Kent Wildlife Trust were due to attend the meeting to give a presentation, however they were unable to attend.

8. Volunteer Policy.

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

9. Parish Council Complaints Committee.

The Chairman stated that the Parish Council had received two complaints and a Complaints Committee should be set up by the Parish Council to look at these.

It was agreed that this would be discussed further as a confidential item at the close of the meeting.

Cllr Maynard asked about the process regarding a complaint and how this would be dealt with should the complainant not agree with the outcome of any matters dealt with by the Complaints Committee. This was discussed by members.

The Chairman stated that there was the possibility of the Parish Council appointing a Complaints Officer to look at complaints and determine whether they should be referred to the Committee.

10. Planning Matters.

a. To consider all Planning Applications received.

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 Cllr Maynard was reviewing the planning application on behalf of the Parish Council, he stated that the deadline for the PC response had been extended until mid December.

It was agreed that an article would be placed in the Detling News to advertise the presentation event by Quinn's on 28th November 2018.

18/505067/FULL Emmerton Lodge The Street Detling
Erection of conservatory to rear.

18/505199/FULL Hillfield House Scragged Oak Road Detling Maidstone
Change of use from C1 (Bed and Breakfast) to C3 (Residential Dwelling) and erection of two storey side and rear extension with new porch to front. Changes to roof to include 3no. Roof lights and 3no. Dormers.

18/505067/FULL Emmerton Lodge The Street Detling Maidstone Kent
Erection of conservatory to rear.

b. To note MBC Decisions.

18/504556/LBC

The Old Cottage Hermitage Lane Detling Maidstone Kent ME14 3HP

Listed Building Consent for the re-orientation of subterranean swimming pool and reduction in size of lower ground floor following granting of planning permission 14/501548/FULL. and listed building consent 14/501549/LBC

Application Permitted

18/504192/FULL

The Stables East Court The Street Detling Maidstone Kent ME14 3JX

Construction of a pair of semi-detached cottages on northern section of plot including rooflights and associated parking. (Demolition of existing kennel buildings and garden wall) (Revision to 18/500563/FULL).

Application Permitted

Cllr Howells stated that he had attended the MBC Planning Committee Meeting to speak on the application for The Stables, however this had been approved by MBC.

18/504074/FULL

Barngarth Farmhouse Cox Street Detling Maidstone Kent ME14 3HE

Erection of a single storey rear extension to existing extension for a swimming pool house.

Application Permitted

18/501790/FULL

Romantica Pilgrims Way Detling Maidstone Kent ME14 3JY

Retrospective application for change of use of space above garage to be used as an annexe.

Application Permitted

c. To consider any Appeals and Enforcement Matters.

No matters were raised.

11. Financial Matters.

a. To approve the payment of accounts (list to be supplied at the meeting)

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

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

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

Co-operative Current Account	£72301.04
Less/Add Account transfers/deposits	£0
Less Account for payment	£1192.33
Closing Balance	£71108.71
Co-operative Playing Field A/C	£1505.87
Less/Add Account transfers/deposits	£0.00
Closing Balance	£1,505.87
Total Balance of all Parish Council Accounts	£72614.58/

Transparency Fund (This fund is included in the current account balances)

20/07/2016	Grant received	£1,420.32
	Less payments	£353.99
	Balance	£1066.33

12. 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 outside of the Village Hall, along the Pilgrims Way and in Princes Way and Queensway. Wires were still exposed at the junction to the A249.

The Chairman confirmed that the outstanding items had been reported to KCC and thanked Mr Taylor for his report.

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 report to the meeting.

She stated that she had attended briefings regarding Binbury Park and the Third Thames Crossing and she reported on these.

d. Police Report.

Apologies were received from PCSO Matt Adlington.

13. 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 Clayton stated that he had attended the KALC AGM and he reported on the issues that were raised.

He stated that a review was taking place regarding the encroachment of boundaries.

He raised an issue regarding the licensing of fields and stated that if an event was held on a Playing Field, an Event Licence was now needed from MBC and an admission charge should then be made, he stated that this would cost £35.

This was discussed, and the Clerk was asked to seek clarification regarding.

Action: Clerk to action.

The Chairman read out a report from Cllr Finn in his absence.

c. Recreation Committee Report.

Discussion Points from the recent Recreation Committee Meeting were circulated to all present and noted.

A discussion took place regarding delegated authority for the Committee and whether it should have its own budget.

This was discussed, and it was agreed that at this point in time this was not necessary.

Horish Woods

Cllr Howells reported that an article would be placed in the Detling needs inviting residents to attend an event in the Woodland to collect lying logs, he stated that this event would be supervised by KWES.

Old School Playing Field

It was reported that the Centenary Bench had been ordered and would be delivered to Cllr Clayton prior to its installation at the Old School Playing Field.

Cllr Clayton stated that he would liaise with a local carpenter regarding the refurbishment of the remaining two benches in the Playing Field.

Play Equipment – The Clerk was asked to liaise with MBC regarding the monthly inspection of the Play Equipment.

Action: Clerk to progress.

14. Detling Neighbourhood Plan.

Cllr Howells briefed the meeting on the process and purpose of undertaking a Neighbourhood Plan.

He stated that the timescale for the development of a NHP was approximately 2 years and the cost could be in the region of £30k.

He stated that grants of up to £11500 were available to assist with the NHP process.

He suggested that the PC could undertake a light Plan and focus on the issues for the village such as traffic, air quality and preservation of the local environment and this could be undertaken by voluntary effort.

He stated that the Parish Plan was a starting point.

Cllr Clayton stated that he felt that a NHP was essential to protect the village and its residents.

Cllr Evernden stated that any NHP could not make proposals that were contrary to the MBC Local Plan and he questioned whether one was necessary and whether the benefit would warrant the cost.

Cllr Howells suggested that the PC could prepare its own informal plan, documenting its views without the cost of a NHP.

Members discussed this matter further and it was agreed that more information should be established regarding the process and cost before the PC could make its decision on whether or not to proceed.

Action: Item to remain on agenda.

15. Items for the next Agenda.

It was agreed that the following items would be placed on the next agenda:

- Neighbourhood Plan.

The Chairman reminded all present that a two-day event on 10th and 11th November would take place at the Village Church for the Centenary Celebrations. She stated that this was an important event as 7 residents lost their lives in the First World War.

She reminded the meeting that the Parish Council Precept Meeting would be held on 27th November 2018 in the Village Hall to agreed that Parish Precept for 2019/20.

16. Date of next meeting.

Precept Meeting – 27th November 2018 at 7.00pm.

Tuesday 4th December 2018 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 8.55pm.

Signed: _____
Chairman

Dated: _____