



Minutes of the Parish Council Meeting held on Tuesday 2 December 2025 in the Meeting Room, Detling Village Hall

Present: Cllr Clive English, Cllr Stephen Thompson and Cllr Bianca Willmott;
and Mrs Wendy Licence (Clerk).

Also present were County Councillor Sarah Emberson and eight 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 asked about the unapproved development at Lynch Bank; the Old School Playing Field; ownership of Scragged Oak View; and speeding vehicles in Hockers Lane.

The meeting was reconvened

1. Councillor Vacancy

No applications had been received.

2. Apologies.

Apologies had been received from Cllr Houlihan (personal, Cllr Steve Jubb (unwell) and Cllr Laura Maclaren (holiday): noted.

3. Declaration of Interest or Lobbying

None declared.

4. Dispensations

None.

5. Items to be taken in closed session

None identified.

6. Approval of the minutes of the Parish Council Meeting held on 4 November 2025 and the Extraordinary meeting held on 26 November 2025

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

Cllr English **PROPOSED** to accept the minutes of the meeting held on 4 November 2025 as a true record; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**. The minutes were duly signed.

Cllr English said the meeting did not predetermine Councillors on the proposal for Hockers Farm, Cllr English **PROPOSED** to accept the minutes of the Extraordinary Meeting held on 26 November 2025 as a true record: **AGREED UNANIMOUSLY**. The minutes were duly signed.

b). Matters arising from the minutes (except those issues appearing under specific headings)
All matters on the agenda.

7. Highways

Cllr Maclaren had sent a report that Highways meeting is scheduled on 9 December with our KCC Councillor and KCC Highways, to discuss items to be included in the 2026 Highways Improvement Plan. Any particular items need to be brought forward by 7 December.

The Parking Consultation is now closed.

The Consultation on whether access southbound from the A249 at Jades Crossing, except for buses and emergency vehicles will be available on the Parish website from 8 December and published in the December Newsletter. The closing date is 30 January. Any proposed closure will not prevent residents from Pilgrims Way West accessing across the A249 at Jades Crossing.

Cllr English said currently there are a lot of road works locally, some roads works are taking longer due to change of contractors, and some are unplanned; there have been issues with diversion signs not being in place.

KCCllr Emberson said that she will investigate the problems.

Concern was raised regarding the impact of the Bearsted Road closure, from Hockers Lane to the New Cut Road roundabout, was having on the village. Traffic is rat running at speed through Hockers Lane.

ACTION: Clerk to contact the Police.

8. Open Spaces

There has been no meeting of the Open Spaces Working Group, one will be scheduled in the New Year. The specification for the play area tender is being drafted.

10. Visitors

Police

Cllr Thompson said PC Cox will send reports when there is something urgent. Everyone is encouraged to sign up to My Community Voice.

Borough Councillor

MBCllr Thompson said it has been noted that Horish Woods and Monks Meadow are significant in their contribution to local assets in the area. Kent County Council continues to support the 'Making Space for Nature' policy and endorse 'Nature Recovery' policy. On the A229 there is a similar extension for nature recovery.

The consultation on the Lidsing Garden Community Supplementary Planning Document is open to 15 December; everyone is invited to respond.

A consultation on the Gypsy, Traveller and Travelling Showpeople Development Plan Document has opened, deadline 11 January.

Maidstone Planning Enforcement has served a fifty-six day stop notice on Lynch Bank Farm,

The driver involved in the serious accident in Thurnham Lane has been imprisoned for sixteen years.

Cllr English thanked MBCllr Thompson for his report.

County Councillor

KCCllr Emberson reported that she is working with MBCllr Round on Gypsy, Traveller and Settled community issues and that they are trying to lobby MPs.

11. Correspondence

Participation in free clothing bank initiative: referred to the Village Hall Management Committee.

12. Planning

a) Lidsing Garden Development

Cllr English said potential impact of traffic on Detling needs to be raised.

Cllr Thompson said Boxley Parish Council has commissioned traffic surveys from the village to Lidsing and through Bredhurst. Detling Parish Council could do this, the cost is £120 per week per sensor.

ACTION: Cllr English and Cllr Thompson to draft response to the Lidsing Supplementary Planning Document consultation.

ACTION: Baseline traffic management survey item for next meeting

b) Gypsy, Traveller and Travelling Showpeople Development Plan Document Consultation

Cllr English said the Parish Council should make a submission and will circulate a draft response.

Cllr Thompson said the consultation should go in the newsletter for residents to give their views.

c) Hockers Farm

Cllr English reported that there had been a well-attended Extraordinary Meeting in the Church and commended residents for their comments and excellent points. The Parish Council and Ward Councillors will seek a pre-application meeting with the developers. Residents could form their own group to comment on the proposal if they wished; it is not the quantity of comments but the quality of comments.

13. Financial Matters:

a) Finance report

Noted,

The Clerk reported that another VAT reclaim has been submitted

b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500257	DCK Payroll	Payroll	31.50	6.30	£37.80
500258	Detling PCC	Church Hire Magazine pages	30.00 600.00		£630.00
500259	Administration	Expenses; consumables; Land registry title deed/ plan	162.97	14.27	£176.24
500260-61	Staff costs				

It was **AGREED UNANIMOUSLY** to make the payments.

14. Speedwatch

No report available.

15. Communications

Cllr English said details of My Community Voice needs to be included in the Newsletter.

16. To consider Assets of Value to the Community

Cllr English said this will be further informed when details of Maidstone Borough Council assets are known.

17. Staffing Matters

Cllr English reported that Clerk's Annual Appraisal has been completed.

Date of next Parish Council Meeting– Tuesday 6 January 2026

Cllr English thanked everyone for attending.

There being no further business, the meeting closed at 8.30pm.

Signed as a true record of the meeting:

Chairman

Date: 6 January 2026