

**The Minutes of the Meeting of Detling Parish Council
held on 4th February 2020 at 7.00pm in Detling Village Hall.**

Councillors present: *Baker-Anderson
Bowie
Clayton
Evernden*

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

The meeting was chaired by Councillor Bowie.

Councillor Bowie opened the meeting and read out a statement regarding the recording and filming during the meeting.

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 Finn, Coles and Bryant, KCC Councillor Shellina Prendergast and MBC Councillor Nick 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.

No interests were declared.

There were no Dispensations to be considered.

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 7.05pm.

A number of residents attended the meeting to speak regarding a planning application for Lynch Bank, application number 19/506349/FULL.

Residents raise concerns regarding the proposals for the site, stating that the site was Chalk Grassland and areas had already been excavated without planning permission.

They outlined their reasons for objecting and stated that there were already 16 objections registered on the Maidstone Borough Council's website. They asked the Parish Council to support the residents in objecting to this application.

The Chairman thanked the residents for attending the meeting and stated that the Parish Council had considered this planning application and would be submitting its objections to the Borough Council and calling the application in to be determined by the Maidstone Borough Council Planning Committee.

She stated that the Parish Council had drafted a letter outlining its objections and this would be covered under the agenda item for Planning Matters.

Other matters raised :

- Possible enforcement matter on Harple Lane
- Parish Council publication of minutes

The meeting was reconvened at 7.40pm.

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.

Cllr Evernden stated that he had not approved the November 2019 minutes as stated in the December 2019 minutes. It was agreed that these would be amended.

The Chairman referred to the Parish Council's Standing Orders regarding the minutes and advised Cllr Evernden that the November minutes had been agreed, by majority, at the December Parish Council meeting and therefore could not be changed.

She confirmed that the minutes being considered at the meeting were the approval of the December Parish Council minutes and advised Cllr Evernden that in order to put forward an amendment, he should put forward a proposal stating the amendment he wished to have considered.

Cllr Evernden proposed an amendment to the December minutes to state that he did not approve the November 2019 minutes, this was seconded by Cllr Clayton and agreed by members.

Cllr Evernden asked for a further amendment to item 8b of the December minutes regarding the CIC payment of the loan, this was proposed by Cllr Evernden but not seconded, and therefore the amendment was not approved.

Cllr Evernden spoke regarding the Horish Wood maintenance and stated that no work should be undertaken during the summer months as this would damage wildlife.

The Chairman once again stated that the Cllr Evernden should put forward a proposal if he wished to have the minutes amended.

Cllr Evernden proceeded to speak in a disrespectful manner regarding the Parish Council and Parish Councillors.

The Chairman asked Cllr Evernden to desist from speaking in this manner.

Cllr Evernden walked out of the meeting at 7:53 pm after publicly insulting the Chairman.

Subject to the agreed amendment to clarify that Cllr Evernden did not agree the November 2019 minutes, it was proposed by Cllr Bowie to accept the minutes as a true record, this were seconded by Cllr Clayton and agreed by all present.

The minutes were then signed and dated by the Chairman.

A member of the public asked to be heard. He stated that he would like it recorded in the minutes that he did not say the things that were attributed to him by Cllr Evernden.

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

Bearsted Academy School – The Chairman stated that the Academy Trust had held an event in Detling Village Hall in December for parents interested in the primary school. She proposed that Cllr Coles was appointed as the liaison between the Parish Council and the school to keep the Parish Council updated. This was agreed. (Bowie/Clayton). The Chairman thanked the Clerk for liaising with the school to ensure that Detling children were given an opportunity to apply for a school place.

Anti Idling Campaign – The Chairman reported that the Parish Council had applied for additional signage on the A249, Pilgrims Way and Church Lane. She stated that this was Maidstone Borough Council initiative not a KCC one.

Air Monitoring project - The Chairman stated that two volunteers to come forward to assist the Parish Council that the air monitoring project and the Parish Council have looked at and investigated KALC initiative.

Cllr Clayton reported that there were two diffuser tubes to monitor air pollution in Detling and the parish did not qualify for a red flag regarding air quality. He confirmed that there was no analysis for small particulates.

He stated that the Parish Council needed to identify what it needed and how it would get it, He reported that he was due to attend a KALC meeting and would give an update at the next meeting. It was agreed that the Parish Council would not set up a separate Air Monitoring Group but, moving forward, would incorporate this as part of the Neighbourhood Plan.

A resident spoke regarding the air quality problems in Detling with regards to bonfires and smoke emissions and she asked if the Parish Council could challenge Maidstone Borough Council on their policy regarding bonfires.

This was discussed and it was agreed that the Parish Council would establish the MBC policy on bonfires.

Action: Clerk to progress.

6. Parish Councillor To sign Declaration of Acceptance of Office.

Cllr Baker-Anderson signed her Declaration of Acceptance of Office.

7. 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. (Bowie/Clayton)

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.

<u>Bank Balances excluding payments to be authorised</u>			
Co-operative Current Account			£ 60,821.92
Co-operative Deposit A/C			£ 1,505.87
Total of all Bank Accounts			£ 62,327.79
<u>Monthly Repayment of CIC Loan £174.14</u>			
<u>Earmarked Reserves (held in Current Account)</u>			
Election Costs	£ 4,500.00		
	£ 4,500.00		

c. To consider any Grant Applications.

No applications were considered.

8. Planning Matters.**a. To consider all Planning Applications received.**

- 19/505630/FULL 6A St Martins Close Detling Maidstone Kent ME14 3JS
Demolition of existing Conservatory. Erection of single storey rear extension and first floor side extension.
No objections.
- 19/506427/FULL Pollyfields Farm Scragged Oak Road Detling Maidstone
Erection of 3 bay garage with associated turning circle and drive.
No objections.
- 19/506259/FULL Detling Coach House Scragged Oak Road Detling
Demolition of existing Coach House and erection of a detached dwelling with associated works.
No objections but the PC would wish to support the comments by the MBC Tree Officer.
- 19/506349/FULL Lynch Bank Farm Barn Detling Hill Detling Kent
Change of use of land for use as a residential gypsy caravan site for 1no. gypsy family (retrospective).

The Chairman confirmed that the Parish Council would object to this application and she read out the draft objection letter to the meeting. This raised issues including the following:

- *It would be significantly harmful to the character and appearance of the countryside that is designated as an Area of Outstanding Natural Beauty and a Special Landscape Area.*
- *This is contrary to saved policies ENV28, ENV33 and ENV34 of the Maidstone Borough-Wide Local Plan 2000, the National Planning Policy Framework, and policies SP17, DM34 and DM16 of the Maidstone Borough Local Plan (2011-2031).*
- *The site was not identified in the MBC Local Plan (2011-2031) as appropriate for allocation as a Gypsy and Traveller Site.*
- *The application site is located within the Area of Outstanding Natural Beauty, where the National Planning Policy Framework (NPPF) requires 'great weight should be given to conserving landscape and scenic beauty' (paragraph J 15) and reiterates that such areas have the highest status of protection in relation to landscape and scenic beauty.*
- *The development falls out with the Detling Village Envelope and therefore fails to comply with paragraphs 8, 10, 11,39, 41, 47, 51, 58, 89, 117, 124,127,172,174,176 of the NPPF (2019)*
- *The site is a very sensitive area, mainly Chalk Grassland within an Area of Outstanding Natural Beauty and immediately adjacent to a SSSI site.*

It was further agreed that the Parish Council would make representations to members of the MBC Planning Committee prior to the application being heard by the Planning Committee. Cllr Clayton urged members of the public to make their own individual representations to MBC regarding the application.

19/506382/FULL 54 Hockers Lane Detling Maidstone Kent ME14 3JW
Demolition of 2no. existing garages and erection of 1no. double garage.
Erection of a pitched roof bungalow with the addition of 2no. parking spaces.

b. To note MBC Decisions.

19/503709/FULL
Land Adjacent to Surrazil Sittingbourne Road Detling Kent ME14 3ES
Erection of a detached dwelling.
Application Permitted

19/503314/FULL
Land at Scragged Oak Farm Scragged Oak Road Detling Maidstone Kent ME14 3HJ
Proposal
Demolition of existing buildings within the site and erection of three residential dwellings with associated access, parking, drainage and landscaping.
Application Refused

c. To consider any Appeals and Enforcement Matters.

No matters were reported.

d. MBC Call for Sites.

The Chairman reported that Cllrs Clayton, Bryant and Coles had attended a meeting at Maidstone Borough Council offices in December to discuss the potential sites for Detling as identified in the call for sites.

She stated that Cllr Bryant has drafted a response, and this had been submitted to Maidstone Borough Council.

She suggested that this clearly demonstrated the need for the Parish Council to have a Neighbourhood Plan and this item was on the agenda for discussion at this evenings meeting.

Cllr Bowie reported that when the final sites were released by MBC, the Parish Council would hold a consultation in the hall for residents to enable full information to be circulated and a response from the Parish Council to be submitted.

Cllr Clayton spoke regarding the Call for Sites and the need for a Neighbourhood Plan to protect the Parish.

9. Highway Matters.

Cllr Clayton spoke regarding highway matters and stated that the Parish Council had invested £800 in having a Safety Audit undertaken to look at highway improvements.

He stated that he had attended a meeting on the 18th December 2019 to discuss the audit.

Members noted a letter circulated from resident Mrs Maclaren concerning highways matters.

10. Reports from External Parties.

a. KCC Councillor Report.

Apologies were received from KCC Councillor Prendergast.

b. MBC Councillor Report.

MBC Councillor de Wiggondene-Shepperd gave his apologies to the meeting.

c. Maintenance Report.

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

He stated that Jades Crossing had now been swept and cleared.

He reported that the drains were blocked in Queensway and Princes Way.

Action: Clerk to report to Kent Highways.

He stated that he had planted donated daffodils at the access points to the village.

The Chairman thanked Tony Taylor for his work for the parish.

d. Police Report.

PCSO Matt Adlington gave his apologies to the meeting.

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 Clayton reported on the recent KALC meeting he had attended.

Cllr Bowie reported on the Village Hall Management Committee meeting she has attended. She stated that Edward Rubie have now been elected as Chairman and the Committee was doing a fantastic job in looking it for the village.

c. Open Spaces Report.

The Chairman stated that the Open Spaces Committee was due to meet in the near future to discuss and agree matters regarding the Parish Councils Open Spaces.

A resident asked what the future plans were for the Open Spaces.

The Chairman spoke regarding the Open Spaces Committee and the work it was undertaking.

She stated that the Parish Council now had a Volunteer Policy and Risk Assessments to protect any volunteers working on behalf of the Parish Council on the Parish Council owned land.

She confirmed that the Parish Council was looking at tenders for the maintenance of its Open Spaces and Horish Wood for the next financial year.

She confirmed that the Parish Council was happy to have volunteers working on their behalf in the Parish, but they did need to adhere to the Volunteer Policy and complete the Volunteer Form in order for them to be covered by the Parish Council's insurance whilst undertaking work in the parish.

Other Committee Reports.

No matters were raised.

12. Energy Supplier for Detling.

The Chairman stated that Cllr Finn was progressing this and would report back to the next meeting.

13. Neighbourhood Plan.

Cllr Bowie spoke regarding a Neighbourhood Plan and stated that the Parish Council was considering undertaking this project.

She spoke regarding the process of completing a NHP and the need for volunteers from members of the public to assist with the project.

She said that should the Parish Council agree to undertake a NHP, a public meeting would be held to ascertain interest from members of the public.

A Parish Plan had been undertaken by the Parish Council in the past, but this had not been adopted by MBC as supplementary planning guidance whereas a NHP was a document that would be adopted to support the Borough Councils Local Plan.

Cllr Bowie proposed that the Parish Council should consider moving forward with a Neighbourhood Plan for Detling and set up a Public Meeting to ascertain interest from members of the public.

This was seconded by Cllr Clayton and agreed by all present.

It was therefore formally agreed that the Parish Council would start the process of a Neighbourhood Plan.

14. Resilience Plan for Detling.

The Chairman reported that the Parish Council was in the process of drawing up a Resilience Plan for Detling and each Parish Councillor has been allocated two areas of responsibility for possible emergencies in Detling. This Plan was currently work in progress.

15. Bus Service for Detling.

The Chairman stated that the Parish Council had concerns regarding the bus service for Detling and a letter had been written to Arriva regarding this.

16. Villager of the Year Award.

Cllr Clayton stated that the Villager of the Year Award was set up by past Councillor Geoff Cosgrove. It was agreed that the rules for the award should be reviewed as part of the Parish Councils policy review. The Clerk was asked to circulate these to all members.

Action: Clerk to progress.

17. PC Communication with Residents.

The Chairman stated that this matter would be considered with Agenda Item 18 regarding the Parish Council's Website.

18. PC Website.

The Chairman reported that she and the Parish Clerk had attended a training course regarding Parish Council's website and the new Accessibility Regulations for Parish Council websites that was due to come into force in September 2020.

She stated that there were currently technical issues with the Parish Council's website and as a consequence of this and the new Accessibility Regulations the Parish Council was now looking to have a new website.

She stated that this was now being looked into and options would be reported back to a future Parish Council meeting.

Action: Clerk and Chairman to progress.

19. Items for the next Agenda.

No matters were reported.

20. Date of next meeting.

Tuesday 3rd March 2020 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 8.45pm.