



Minutes of the Parish Council Meeting held on Tuesday 1 July 2025 in the Meeting Room, Detling Village Hall

Present: Cllr Stephen Thompson (acting Chairman), Cllr Steve Jubb and Cllr Laura Maclaren;
and Mrs Wendy Licence (Clerk).

Also present were County Councillor Sarah Emberson and six members of the public.

Cllr Thompson welcomed everyone to the meeting.

Cllr Jubb **PROPOSED** that Cllr Thompson be Chairman for the meeting; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

Public Time

The meeting was adjourned for the Public Time

Members of the public asked about the parking sub-committee; Parish Council representative for the Village Hall Committee; village hall lease; Queensway alley; the Tudor gate; and potential development in the village.

The meeting was reconvened

1. Councillor Vacancy

a) To Consider applications for the co-option of Councillor

No applications have been received.

b) To appoint to Working Groups

It was **AGREED UNANIMOUSLY** to appoint Mr Peter Dabnor and Mr Tracy Heard to the Highways and Transportation Working Group.

2. Apologies.

Apologies had been received from Cllr Clive English (at another meeting) and Cllr Chris Houlihan (holiday).

3. Declaration of Interest. or Lobbying

Cllr Thompson declared an interest in item 9 being a Member of Maidstone Borough Council Planning Committee so will not discuss or vote on planning applications.

4. Dispensations

None.

5. Items to be taken in closed session

Cllr Thompson **PROPOSED** that comments will be taken in public on item 15 and the Council will then go into closed session; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

6. Approval of the minutes of the Parish Council Meeting held on 3 June 2025

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

It was **AGREED UNANIMOUSLY** to accept the minutes of the Parish Council Meeting as a true record. Cllr Thompson duly signed the minutes.

b) Matters arising from the minutes (except those issues appearing under specific headings)

Cllr Maclaren said there were inaccuracies in the Detling Conservation Area Appraisal and Management Plan and **PROPOSED** that the Council formally write to Maidstone Borough Council to amend the document: **AGREED UNANIMOUSLY**.

7. Visitors

a) County Councillor

KCCllr Emberson reported she is in the Department of Government Efficiency which is up and running and will report back on 10 July. Kent County Council's request for an extension for its Local Government Reorganisation submission has been denied. KCCllr Emberson attended the Speed Watch seminar and will attend a session at Kingswood. She has been she has been appointed to the Kent Flood Risk and Water Management Committee; the Pension Fund Committee; the Planning Applications Committee; and the Policy and Resources Cabinet Committee. KCCllr Emberson has met with Cllr Maclaren to discuss issues highways issues in Detling and is working with KCC Highways on the Detling Highways Improvement Plan. The next Joint Transportation Board meeting is on 9 July.

Cllr Maclaren thanked KCCllr Emberson for all she is doing and for meeting with the Parish Council, this was very much appreciated.

b) Police

The Clerk reported that PC Ben Cox wants to hold a surgery in Detling and that she is liaising with him regarding a suitable date and time.

c) Borough Councillor

MBCllr Thompson reported that he had attended a Chairman's training course; KALC Planning Training which was very useful; and KALC Local Government Reorganisation meeting. MBCllr Thompson was part of the pre-Joint Transportation Board brief regarding the strategic plan on the Bearsted Road improvements; M20/ junction 7 roundabout; the proposed solar farm; and the Lower Thames Crossing. There is no timescale for the Bearsted Road improvements.

The Community Governance review has reached the next stage; the Terms of reference for Grove Green, Thurnham Ward (West) and Maidstone Town Centre have been adopted..

There has been a meeting with the head of the fraud team and an update from waste crime officers has been requested. Waiting to hear back regarding the installation of the air quality monitoring tubes

8. Correspondence

A letter had been received from the Village Hall management Committee regarding the Council's representative; this has been agreed as Cllr Jubb.

9. Planning

a) Ref: 25/501856/FULL

Address: 1 Hockers Lane Detling Kent ME14 3JP

Proposal: Erection of open bay oak framed garden shelter in the rear garden (Retrospective)
Deferred.

b) Ref: 25/502407/LAWPRO

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

Proposal: Lawful Development Certificate for proposed siting of a caravan for use ancillary to the lawful agricultural use of the site.

Deferred.

It was **AGREED UNANIMOUSLY** that planning matters be agreed out of meeting during the summer.

c) Village Planning

Cllr Thompson reported that the Government has cut funding for Neighbourhood Plans, but a parish can use its own funds. The problem is the timescale and whether people can do this. A Parish Council with a Neighbourhood Plan will receive 25% Community Infrastructure Levy, but only 10% without one. Neighbourhood Plans are most effective when a Local Plan is in force; there currently is a Local Plan but no allocation for development in Detling- Detling might consider putting forward sites for development. Rural Exception sites policy- can Detling demonstrate the need for social housing.

Cllr Maclaren said there is a difference between a Neighbourhood Plan and a Village Plan; the village will need to accept development if it wants infrastructure.

ITEM FOR SEPTEMBER AGENDA

10. Financial Matters:

a) Finance report

The Clerk reported that £1185 CIL money has been received and a reclaim for £282 VAT has been submitted.

b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500220	DCK Payroll	Payroll	31.50	6.30	£37.80
500221	Hopkins	Defibrillator maintenance	207.90	41.58	£249.48
500222	Kent County Council	Installation of <i>NO THROUGH ROAD</i> sign			£335.90
500223	Mr L Robbins	Internal audit			£140.00
500224	Administration	Expenses			£77.16
500225-6	Staff costs				

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

c) Independent Internal Auditor's report

Noted

d) To consider request for a grant from the Air Ambulance Charity Kent Surrey Sussex

Deferred to next agenda. Clerk to draw up a list of grants awarded.

f) Review of Financial Regulations

Deferred to next agenda.

11. Highways

Cllr Maclaren reported that there had been a meeting of the Highways and Transportation Working Group. Fault reports continue to be made as needed. KCC Highways has cut the central reservation and verges on the A249; cleared the footpath from Jade to Scragged Oak Roa; and remarked the *NO ENTRY* and lines at Jades Crossing; as well as cleaning the signs – a letter of thanks was sent. A resident from the upper village has expressed concerns about the number of accidents on Whitehall Road which is being followed up.

There were issues regarding the road closure in The Street, after much liaising the works were undertaken at night so the bus service could be maintained.

Jades Bridge: the issues are being discussed by KCC Highways next week, looking at lack of drainage, structural issues, surface undulation and damage, maintenance, and the possibility of footpath chicane, and additional bollards to prevent motorbikes and quadbikes.

Drainage in Church Lane: KCC Highways has now confirmed that the Rochester Bridge Trust has agreed to grips being installed to drain runoff water into the fields adjacent to Church Lane; the implementation date is yet to be set.

Parking issues have been raised and until the MBC Parking survey data is available and meeting held with the Hall Committee and shop, no further action be taken at this time. A preliminary meeting invitation would be extended to the Hall Committee and shop to explore the issues. Parking will be on the next Highways and Transportation Working Group agenda, when hopefully the survey data and options will be clearer, so options can be identified. Consultation will take place prior to any action.

Bearsted Road and M20 J7 improvements: Cllr Maclaren **PROPOSED** that Detling Parish Council formally writes to KCC Highways to clarify the planned timescales for the resumption of the Bearsted Road Improvement Scheme, and M20 Junction 7 road improvements and access to any revised plans as the project costs have been reduced; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**.

Restricted Access to the village: Cllr Maclaren **PROPOSED** that Detling Parish Council formally writes to KCC Highways ask that the TRO, which does not match the restricted access signage, be extended in area and times to resolve the actual problem. To ask for a new TRO to cover 07.30 - 09.30 and 16.00 to 18.00 Monday to Friday and the area to be extended to the village sign at the Church (to prevent traffic changing entry point to the Hockers Lane at peak times, causing a dangerous situation at the junction at the top of Hockers Lane; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**.

SID for Hockers Lane (still awaiting installation): the contract for sharing arrangements and maintenance of the SID with Bearsted and Hollingbourne Parish Councils needs to be finalised and signed and agreed by the Council so the SID installation process can commence. Cllr Maclaren **PROPOSED** that the draft contract be approved in principle subject to minor amendments so that the final draft can be approved and signed by the Clerk as soon as possible: **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**

20 mph zone for the village with the exception of Hockers Lane: Cllr Maclaren **PROPOSED** that Detling Parish Council formally writes to KCC Highways to ask for the design invoice to be raised and for details of KCC Highways' protocols on the process for designing and getting landowners consent to put signs on land adjacent to the highway, the landowner has indicated their willingness to comply with what is needed; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**

Cllr Thompson thanked Cllr Maclaren for her sterling work and report.

12. Open Spaces

Cllr Maclaren reported that there had been a meeting of the Open Spaces Working Group. Consideration was given to tree survey and maintenance and this is being investigated; the sign at the park needs to be resolved. The Council should know by September if the grant funding bids for the play area have been successful, the project may be carried out in phases, a specification will be drawn up and the Council will go out to tender. The Millennium sign has been cleaned by KCC Highways.

Cllr Thompson thanked Cllr Maclaren for her report.

13. Speedwatch

Cllr Jubb reported that Speedwatch sessions are held on a regular basis and that he had attended the Speedwatch open day.

14. To consider Parish Council mobile phone

Cllr Maclaren said the Council needs to have a specific phone number for the notice boards
Cllr Maclaren **PROPOSED** to have a mobile phone and contract up to £8 per month:
SECONDED by Cllr Jubb: **AGREED UNANIMOUSLY**.

16. Date of next Parish Council Meeting– Tuesday 2 September 2025

15. To consider Assets of Value to the Community

Cllr Thompson reported that Cllr English had produced a briefing note on Assets of Value to the Community.

It was resolved that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and the Public were excluded from the meeting to discuss possible assets.

There being no further business, the meeting closed at 9.45pm.

Signed as a true record of the meeting:

Chairman

Date: 2 September 2025