DETLING
PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 3 November 2026 in Detling Village Hall

Present: Cllr Clive English, Cllr Charles Holman, Cllr Steve Jubb, Cllr Laura Maclaren, and Cllr Stephen Thompson; and Mrs Wendy Licence (Clerk).

Also present were eight members of the public.

In the absence of the Chairman, Cllr English took the chair and welcomed everyone to the meeting.

Public Time:
The meeting was adjourned for the Public Time

The minutes; bulb planting; ownership of the Playing Field; Princes Way alley; were raised by members of the public.

The meeting was reconvened

1. Councillor Vacancy
Councillors considered two applications for co-option to Councillor, one vacancy.
Cllr English **PROPOSED** to co-opt Mr Charles Holman; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**. Cllr Holman signed his acceptance of office in the presence of the Clerk and joined the meeting.

2. Apologies.
Apologies were received from Chris Houlihan (unwell) and Cllr Bianca Willmott (personal). Apologies were also received from Borough Councillor Vanessa Jones and County Councillor Sarah Emberson.

3. Declaration of Interest. or Lobbying
There were none.

4. Dispensations
There were none.

5. Items to be taken in closed session
It was agreed to take items 20 - 22 in closed session.

6. Approval of the minutes of the Parish Council Meeting held on 6 October 2026
a) To consider the minutes of the previous meeting and, if in order, sign as a true record.
The minutes were amended. It was **AGREED UNANIMOUSLY** to accept the minutes of the meeting held on 6 October 2026, as amended. as a true record. The minutes were duly signed by Cllr English.

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

7. Highways
Cllr Maclaren reported there have been issues on the Hockers Lane bends resulting in emergency road closures; the works should be completed by 9 November. Kent Highways are now able to go on site to install traffic safety measures. The steps by Jade's crossing have now been repaired and the Council will meet with Kent Highways to discuss measures to prevent reoccurrence of the damage.
Speed Indicator Device (SID) – this returned to the village to the village on 2 October for eight weeks, but the recent road works will have dramatically altered the data being collected. In the first week when there were no road works, 8595 vehicles went southbound of which 11.2 to 17.6 were travelling over 30 mph daily of these 904 travelled between 30 – 34 mph and 164 over 35. The second week there were 5009 vehicles with a reduction to 7.2 and 10.7 speeding, of which 467 travelled over 30 mph, with the main speeding times being 7- 9 am and 5-6 pm
The 20mph limit scheme is due to be installed soon.
There is still a problem with tankers accessing and egressing South East Water site. One resident has undertaken independent vibration monitoring.
The consultation on footpath extension, double yellow and white lines is live, closing date 30 December 2026.
It was **AGREED UNANIMOUSLY** for the Parish Council to write to South East Water.
Cllr English thanked Cllr Maclaren for her report.

8. Bus services
Cllr Maclaren reported that a meeting was held with KCC Cabinet Officers and Councillors and the KCC Bus Officer to review the problems on the X3 School Service. Increased capacity has been provided and for the last four weeks the service has run on time and with capacity except on one day when it was cancelled then rescheduled due to a mechanical fault. KCC does not use home or school allocation statistics to work out demand and sell passes prior to knowing how many children arrive for any bus. A bus survey has been sent to all residents and to gauge demand and make a case for school bus provision. The Community Shopper Bus has been taken over by Nu Venture and the new service started on the 26 October, operating on the same timetable. Funding has now been secured at no cost to the Detling Parish Council until Christmas. A consultation regarding usage has gone out to the village, closing date 30 November 2026.

9. Open Spaces
a) To consider application for co-option to the Open Spaces Working Group
Cllr Maclaren **PROPOSED** to co-opt Mr Tony Taylor to the Open Spaces Working Group; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**.

b) To receive an update
Cllr Maclaren reported that the play ground design has been published on the Council's website, notice boards and in the church magazine. The Council is waiting for a start date.
The contractors have started work to tidy the area by the War Memorial.
Everything is well at Monks Meadow and Horish Woods; it is anticipated that the community tree planting day will take place soon.
The Council is looking into putting protection in for the Playing Field.
A resident raised concern about vehicles parking on the verge by Horish Woods.
Action: Item for the Open Spaces Working Group.
Cllr English reported that Monks Meadow and Horish Woods have been designated as Local Nature Reserves and this is waiting to be rubber stamped by Natural England.
The Council thanked Glebe Fencing for agreeing to replace the handrail at the War Memorial free of charge; and also thanked Mr Trace Heard for his assistance.

10. Water supplies and sewage network
Cllr Maclaren reported that Southern Water has informed the Council that it is looking into funding for mitigation measures.
ACTION: Clerk to contact Southern Water for information regarding proposed measures and what is anticipated.
Cllr Thompson said a resident had copied the Council in to correspondence with South East Water; can permission be requested to forward the email to Maidstone Borough Council?
ACTION: Clerk to contact resident.

11. Correspondence
Correspondence had been received from Bluebells regarding damage to staff cars.

A resident thanked the Council for the design of the upgrade to the play area.

12. Visitors
Borough Councillor Stephen Thompson reported that there had been a productive Cluster 4 Liaison meeting with the Police.
Enforcement is being taken against small scale fly-tippers as well as serious, organised crime resulting in significant fines being imposed.
Neighbourhood Policing Teams, including PC Ben Cox, are active within the Borough dealing with ASB; shoplifting is now being reported properly.
There is no update on the Local Government Reorganisation. Borough Councillor Tony Harwood has written to the Government regarding the Standard Method housing requirement and practical deliverability.
Community Resilience is important; the Parish Council needs to look at drafting a priority register.
The decision on the Lidsing development proposal is expected imminently.
Boxley and Bredhurst Parish Councils are looking at their traffic survey data; when Detling's data is received there will be a holistic view.

13. KALC
No report

14. Planning
a) Ref: 26/500485/FULL
Land At Hockers Farm Orchard View Detling Kent ME14 3BF
Proposal: Demolition of existing structures and erection of 25(no) dwellings and associated car ports and parking (with 40% affordable housing on-site), erection of 2-storey building to be used as children's nursery and associated parking, provision of open space, biodiversity net gain area and landscape buffering, and associated earthworks, with access from Orchard View.
To receive an update
No date has been set for the proposal to go to MBC Planning Committee.

b) Ref: 26/503483/FULL
Address: Windy Bottom Sittingbourne Road Detling Kent ME14 3ES
Proposal: Demolition of WC, decking and pergola. Erection of single storey side extension with swimming pool, creation of a second storey with 9no. dormer windows, raising roof height of existing structure. Addition of porch and rear balcony. Extension of terraced area. Addition of solar panels and alterations to fenestration.
Councillors considered the application and raised concern about the size and massing of the proposal. It was raised as whether the proposal complied with the Supplementary Planning Document for residential extensions as there is such an increase in size.

c) Ref: 26/503899/TPOA
Address: West Court The Street Detling Kent ME14 3JU

TPO Application to one (T1) Yew Tree to lif the canopy from 3.5m to 4.5m and to reduce the remaining canopy from a height of 13m to 11m, northern and eastern radial spread from 5.5m to 4m, southern radial spread from 4.5m to 3m and western radial spread from 5m to 4m, fell one (T2) Dead Box Tree to the ground. to prune (G1) Yew and Beech Trees back to give 2m clearance from telephone wire, to remove the dead top of one (T3) Sycamore due to posing a risk of safety of pedestrians and traffic, and to fell one (T4) Portuguese Laurel to 1.5m
Councillors considered the application and had no objections.

15. Neighbourhood Guarantee to Improve Initiative- Villages
Cllr Maclaren said Detling is being marginalised by the Borough Council with regards to what the Government says should be available to rural communities. The parish needs to have guarantees regarding bus service and basic provisions.
ACTION: Item for the Village Vision Working Group.

16. Financial Matters:
a) Finance report and bank reconciliation
The Clerk reported that the third-party contribution had been paid to the FCC Communities Foundation who are registering the play area project with ENTRUST. The funding agreement is expected by the end of the week. The project is expected to be completed by the end of the financial year. The second quarter VAT reclaim has been submitted.

b) Invoices for payment

Chq no	Payee	Reason	Nett	VAT	TOTAL
500330	Citisense Ltd *paid out of meeting*	replacement cheque 500311	1,595.00	319.00	£1,914.00
500331	Paul Waring	Grounds maintenance	772.60	154.52	£927.12
500332	DCK Payroll	Payroll	31.50	6.30	£37.80
500333	Stuart Betts	updating honours boards	180.00		£180.00
500334	Grammer & Co Ltd	printing	95.00		£95.00
500335- 6	Staff costs				
500337	Administration		100.45		£100.45
500339	CPRE Kent	AGM	10.50		£10.50

The list of submitted invoices was agreed.

c) To consider request from Detling Cricket Club for a grant
Councillors considered the request from Detling Cricket Club for a grant.
Cllr Maclaren **PROPOSED** to make a grant of £250.00; **SECONDED** by Cllr English: **AGREED UNANIMOUSLY**. (cheque no 500338)

17. Speedwatch
Cllr Jubb reported that he is liaising with the Bearsted and Downswood Speedwatch Teams to combine sessions with the advantage of giving greater coverage.

18. Communications Strategy
Cllr Maclaren **PROPOSED** to appoint Mrs Polly Holman to the Communications Working Group; **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**.
It was agreed that Cllr English and Cllr Maclaren be on the Communications Working Group and Cllr Thompson and Cllr Maclaren be on the Village Vision Working Group.

19. Digital Friends - Digital Champion Network
Cllr Willmott is liaising with Digital Kent (Kent County Council) to set up sessions.

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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 following items:

20. Tudor Gate
Quotations are being sought to support grant applications.

21. Old School Playing Field
Cllr Holman declared a non-pecuniary interest in this item.

22. Village Hall Lease - To receive an update
A strategy has been agreed with the Village Hall Management Committee.

Date of next Meeting: Tuesday 1 December 2026

There being no further business, the meeting closed at 9.15pm..

Signed as a true record of the meeting:

Chairman:
Date: 1 December 2026

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