DETLING
PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 6 October 2026 in Detling Village Hall

Present: Cllr Chris Houlihan (Chairman), Cllr Laura Maclaren, Cllr Steve Jubb and Cllr Bianca Willmott; and Mrs Wendy Licence (Clerk).

Also present were seven members of the public.

Cllr Houlihan welcomed everyone to the meeting.

Public Time
No matters were raised.

1. Councillor Vacancy
No nominations had been received.

2. Apologies.
Apologies had been received from Cllr Clive English (at another meeting).
Apologies had also been received from County Councillor Sarah Emberson (at another meeting).

3. Declaration of Interest. or Lobbying
None were declared.

4. Dispensations
None

5. Items to be taken in closed session
It was agreed to take items 19 and 20 in closed session.

6. Approval of the minutes of the Parish Council Meeting held on 1 September 2026
a) To consider the minutes of the previous meeting and, if in order, sign as a true record.
Cllr Jubb **PROPOSED** to accept the minutes of the meeting held on 1 September 2026 as a true record; **SECONDED** by Cllr Willmott: **AGREED UNANIMOUSLY**. The minutes were duly signed by Cllr Houlihan.

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

7. Highways

a) To receive an update

Cllr Maclaren reported that there had been a meeting of the Highways & Transportation Working Group to consider various issues in the parish.

The Shopper Bus, run by Compaid, was due to finish on 23 October; Nu-Venture will continue the service on the current timetable from 26 October, and Kent County Council will provide a suitable minibus for the operation. Detling Parish Council will need to gather details of the current usage of the Shopper Bus by residents to ensure an effective service for the parish.

There have been major issues with the X3 bus for school children; initially, the bus did not come to the village because it was full. The problem is that the bus is oversubscribed and our children cannot access the service. The Parish Council has been lobbying parties to resolve this issue since September and has emphasised the disruption caused to students and their parents. Kent County Council is working proactively to address the issues, and the Parish Council has put forward possible solutions. Kent County Council has agreed that it is unacceptable that children with paid bus passes cannot get on the bus; there are opportunities for parents/ carers to claim compensation, and this can be found on Kent County Council's website.

The Parish Council needs to know how many young people use the service and what schools they attend. If there is no safe walking route to school, Kent County Council has to provide a minibus and it is hoped that adults may also be able to access the service.

The 20mph scheme will be installed soon. There has been a meeting with Kent Highways regarding the issues caused by tankers and the effect it is having on our roads. Kent Highways has agreed to carry out repairs on the tanker route quickly and has agreed to resurface at the end of Hockers Lane when the 20mph scheme is installed.

South East Waters tankers have an agreed route which does not include The Street or Hockers Lane bends.

There are currently traffic counters on the bends because of a planning application.

The scheme to stop access to the village from the A249 at Jade's Crossing will shortly go out to public consultation by Kent Highways. The Parish Council has also requested that Kent Highways look at the junction at the top of Hockers Lane; the Parish Council monitors this and knows the traffic problems at this point.

b) To consider consultation regarding an extension of the footpath and safety measures by the pub

Cllr Maclaren reported that this proposal is on the Highways Improvement Plan. Cllr Maclaren **PROPOSED** the Council consult on further highways safety measures. The scheme will extend the footpath and install safety measures by the pub; extend double yellow lines down The Street, at junctions of Pilgrims Way, Princes Way and top of Hockers Lane; install double white lines outside the pub and at top of Hockers Lane; and single white lines at dropped kerbs on the East side of The Street: **AGREED UNANIMOUSLY.**

A resident asked if Broader Lane could be added to routes the South East Water cannot use, as they are being stacked up in Scragged Oak Road and blocking the road and the emergency medical access required 24/7.

Cllr Maclaren said she will assess the damage.

c) To consider joint purchase of a second Speed Indicator Device

Cllr Maclaren reported that the Co-ordinated Parishes Traffic Group had jointly purchased a Speed Indicator Device, the group is now wanting to purchase a second device. Detling Speed Watch Team has suggested a handheld device might be better.

Cllr Houlihan thanked Cllr Maclaren for her report and her sterling work for the parish.

Cllr Houlihan **PROPOSED** that Mt Rob Rowe be appointed to the Highways & Transportation Working Group; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

8. Open Spaces

a) To receive an update

Cllr Maclaren reported that all is well at Horish Woods and Monks Meadow. There will be a tree planting event in November, date to be confirmed. Remedial works will be carried out for the winter.

b) To consider purchase of bulbs for the village

Cllr Maclaren reported that a bulb planting day has been suggested, with daffodil bulbs to be planted by the cock sign to enhance the area.

Cllr Jubb **PROPOSED** the Council purchase a kilo bag of daffodil bulbs up to £20; **SECONDED** by Cllr Houlihan: **AGREED UNANIMOUSLY**.

c) Play area upgrade: To consider the recommendation of the Open Spaces Working Group

Cllr Maclaren reported that grant applications have been successful and thanked the Clerk for obtaining the grants; the Council has been awarded £100,000 from the FCC Communities Foundation, £20,000 from the National Lottery Fund, £5,000 from the Cobtree Trust and £500 from KCCllr Sarah Emberson Members' grant fund. To receive the FCC Communities Foundation grant, a third-party contribution of £10,750 has to be paid.

Following an extensive tendering process, the Open Spaces Working Group has scrutinised the submissions and discussed them in great detail. Cllr Maclaren **PROPOSED** to accept the quotation of £125,000 from HAGS, as recommended by the Open Spaces Working Group: **SECONDED** by Cllr Houlihan: **AGREED UNANIMOUSLY**.

Cllr Maclaren **PROPOSED** to pay FCC Communities Foundation £10,750 as a Contributing Third Party payment (by BACS): **SECONDED** by Cllr Houlihan: **AGREED UNANIMOUSLY**.

d) To consider quotations for cock village sign maintenance

Cllr Maclaren **PROPOSED** to accept the quotation of £1,340 from G E Restoration: **SECONDED** by Cllr Houlihan: **AGREED UNANIMOUSLY**

e) To consider quotations for War Memorial handrail

Mr Trace Heard, Open Spaces Working Group member, informed the Council that the War Memorial handrail will be replaced free of charge by Glebe Fencing.

The Council thanked Mr Heard for his help and thanked Glebe Fencing for their generous support.

f) To consider installation of guttering, diverters and water butts at bus stop and bus shelter maintenance

Cllr Maclaren reported that a resident had replaced the broken tile. The wood on the bus shelter is rotten, and it has been suggested having guttering and water butts to enable the planters to be watered easily in the summer. Not all quotations have been received.

Cllr Maclaren **PROPOSED** that a budget of £600 be allowed for the project: **SECONDED** by Cllr Houlihan: **AGREED UNANIMOUSLY**.

g) To consider quotation for pedestrian flail mower

Cllr Maclaren informed Members that the Open Spaces Team has requested the hire of a flail mower, cost £197.65, to use at Horish Woods and Monks Meadow; and for the lawn mower to be serviced. **PROPOSED** by Cllr Maclaren: **SECONDED** by Cllr Houlihan: **AGREED UNANIMOUSLY**.

9. Water supplies and sewage network

a) South East Water

Cllr Maclaren reported that problems with the tanker routes and road issues have been dealt with. The problems with South East Water tankers if mainly at night when it is most disruptive. There is also an issue regarding the speed of the tankers.

b) Southern Water

Cllr Maclaren informed Members that the Council had met with Southern Water in April, actions were agreed; reminders have been sent but there has been no response. This will be escalated.

10. Visitors

Borough Councillor

No report received.

County Councillor

Cllr Emberson has been active on behalf of Detling.

11. KALC

The agreed agenda item had been submitted for consideration.

12. Correspondence

Covered on the agenda.

13. 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 onsite), 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

Cllr Houlihan said no date had been set yet for the application to go to Maidstone Borough Council Planning Committee.

b) Ref: 26/503156/FULL

Address: Pollyfields Farm Scragged Oak Road Detling Kent ME14 3HL

Proposal: Change of use of 3no. existing agricultural barns to create 11no. holiday lets, including demolition of lean-to extension, and 11no. associated parking spaces.

Councillors considered the proposal and raised concern about light pollution and vehicle capacity.

c) Ref: 26/503367/FULL

Address: Longfield Harple Lane Detling Kent ME14 3EU

Proposal: Erection of single storey rear extension and first floor side extension above garage. Erection of front porch and alterations to fenestration.

Councillors considered the application and raised no issues.

d) Ref: 26/503525/FULL

Address: Romantica Pilgrims Way Detling Kent ME14 3JY

Proposal: Erection of a 2nd garage with space for a home office above.

Councillors considered the application and noted the property is in the Conservation Area; the proposal is in keeping with the house.

e) Ref: 26/503280/FULL
Address: Scragged Oak House Scragged Oak Road Detling Kent ME14 3HJ
Proposal: Demolition of existing garage. Erection of a garage including an annexe and relocation of oil tank.
Councillors considered the application and had no objections to the proposal.

e) Ref: 26/503436/FULL
Address: Land Adjoining 110 Hockers Lane Detling Kent ME14 3JJ
Proposal: Erection of a single-storey 2-bedroom dwelling with a detached garage and first-floor home office above. Creation of new vehicular access.
Councillors considered the application and raised concerns regarding access, as the road is an accident black spot. It was agreed to object to the proposal on highway concerns.

14. Financial Matters:
a) Finance report
The Clerk reported that despite extra expenditure on the 20mph scheme and also the need to replace the defibrillator, which was not budgeted for, the finances are in good shape.
The third-party contribution for the FCC Communities Foundation grant will come from reserves.
A poppy wreath has been ordered and will be laid at the War Memorial by the Chairman on Remembrance Sunday

b) Invoices for payment

Chq no	Payee	Reason	Nett	VAT	TOTAL
500323	Cancelled				
500324	Hopkins	Defibrillator	895.00	179.00	1,074.00
500325	KALC	Training courses	310.00	62.00	372.00
500326	DCK Payroll	Payroll	31.50	6.30	37.80
500327-8		Staff			
500329		Administration and poppy wreath	97.69		97.69

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

c) To consider request from Detling Cricket Club for a grant
Deferred to part 2.

d) Review of Grant Policy
Deferred to next meeting.

e) Annual Governance and Accountability Review
The Clerk reported that Mazars had raised that box I I of Section 2 of the AGAR has been incorrectly completed. The Council has recorded "No' where "Yes" would have been appropriate, as it does not act as a sole-managing trustee and should therefore confirm the exclusion of trust fund transactions. Mazars has conceded that the wording was counter-negative. Initially, not all the reserves were justified, but this was later rectified

15. Village Vision
Cllr Houlihan **PROPOSED** that Mr John Clayton, Mr Trace Heard and Mr David Howells be appointed to the Village Vision Working Group: **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

16. Speedwatch
Cllr Jubb reported there had been few recordings of speeding vehicles due to drivers being more aware of the team's presence.
Cllr Houlihan thanked Cllr Jubb and all the volunteers who help with Speedwatch.
Cllr Jubb thanked Mr Trace Heard for storing and transporting the equipment.

17. Communications Strategy
Cllr Houlihan reported that there have been no volunteers to join the group, the item will be left on the agenda for one more month.

18. Digital Friends - Digital Champion Network
Cllr Willmott reported that she had met with Kent County Council who will look for volunteers. The sessions will be linked to events in the village, such as the Men's Breakfasts and coffee mornings. KCC is willing to work with the Parish Council.

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:

14.c) To consider request from Detling Cricket Club for a grant
No information has been received; deferred to next month.

19. Tudor Gate
Waiting for quotations; site visits being arranged.

20. Village Hall Lease
No update received; to be escalated if necessary.

Date of next Meeting: Tuesday 3 November 2026

There being no further business, the meeting closed at 8.35pm.

Signed as a true copy of the meeting:

Chris Houlihan

Chairman