



## Minutes of the Meeting of the Parish Council held on Tuesday 3 December 2024 in Detling Village Hall

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

Also present were Councillor Stuart Jeffery, Leader Maidstone Borough Council, and eleven members of the public.

Cllr English welcomed everyone to the meeting

### **Public Time:**

*The meeting was adjourned for the Public Time*

A member of the public requested an update on the footpath at Queens Way.

*The Meeting was reconvened.*

### **1. Councillor Vacancy**

Cllr English reported that sadly a long serving Member had passed away, the vacancy was advertised, and the Council can now co-opt, there has been one expression of interest.

Cllr English **PROPOSED** that Mr Christopher Houlihan be co-opted to the Parish Council: **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

Mr Houlihan signed his Declaration of Acceptance of Office in the presence of the Clerk and took his seat on the Council.

Cllr English reported that Cllr Peter Dabnor, who was elected to the Council at the last election, has resigned. He had been very busy and active with Speed Watch.

*ACTION: Cllr English to thank Cllr Dabnor for his contribution to the Council.*

### **2. Apologies.**

Apologies had been received from MBCllr Vanessa Jones, at another meeting.

### **3. Declaration of Interest. or Lobbying**

None were declared.

### **4. Dispensations**

None

### **5. Items to be taken in closed session**

All items to be taken in open session.

## 6. Approval of the minutes of the Parish Council Meeting held on 5 November 2024

It was **AGREED UNANIMOUSLY** to accept the minutes of the Parish Council Meeting held on 5 November 2024. Cllr English duly signed the minutes as a true record.

## 7. Visitors

### a. Police

Apologies had been received from PC Ben Cox who was unable to attend the meeting.

### b. MBCllr Stuart Jeffery, Leader Maidstone Borough Council

*Concern was raised regarding the volume of traffic on the A249 and the pollution it causes.*

MBCllr Jeffery said MBCllr Thompson could work with Dr Stuart Maxwell to assess the level of pollution. Maidstone Borough Council is not the Highways Authority, but it will discuss the matter with Kent County Council.

Cllr Maclaren said there are also issues with the M20 junction and the level of traffic, what influence do you have?

MBCllr Jeffery said discussions are being held. The Council is looking to develop a plan and will put pressure on Kent County Council.

Cllr English said the Borough Council will also be pressing for a solution to the Bearsted Road project and will see if a smaller scheme can be completed.

### c. Borough Councillor

MBCllr Thompson reported that he had attended concerns throughout the Ward and has discussed the issues with officers. Officers are assisting with lorry movements at Green Lane. MBCllr Thompson had attended the stakeholder meeting regarding the Lidsing Garden Development, there are concerns about the traffic disruption and how to mitigate this.

The Council will try to consult more on the Local Plan next time, there is concern that this had not been done very openly previously.

### d. County Councillor

Cllr English said there will be a meeting with the County Councillor to discuss the Highways Improvement Plan.

## 8. Correspondence

Cllr Maclaren reported that concern had been raised regarding road works in The Street; KCC Highways has been contacted. The Council had not been notified. There is also a gas leak. Traffic management will be in place until 9 December.

## 9. Planning

### a. Ref: 24/504783/FULL

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

Proposal: Conversion of existing agricultural barn, demolition of lean-to extension to create a four-bedroom holiday let

Councillors considered the application and **AGREED UNANIMOUSLY** not to object to the proposal.

### b. Ref: 24/501730/

Address: Gorse Tor, Detling Hill Detling Kent ME14 3 JG

Proposal: Submission of details pursuant to condition 8 (foul sewage and surface water disposal measures) of application 22/504674/FULL

Councillors considered the application and noted that there had been a suggestion of trees being planted but this is not in the paperwork. This could be an issue for Detling because the surface water will flow through the village. It was agreed to raise this and that trees are not in the paperwork.

c. Ref: 24/504822/LBC

Address: Cockhill Farm Cox Street Detling Kent ME14 3HG

Proposed: Listed Building Consent for partial demolition of fire damaged property to a safe height

Councillors considered the application and **AGREED UNANIMOUSLY** not to object to the proposal.

d. Ref: 24/504881/FULL

Address: Ducklings Of Detling Pre-School The Street Detling Kent ME14 3JT

Section 73 - Application for variation of condition 3 (to allow alternative roof tiles to be used) pursuant to application 22/504121/FULL for - Change of use of former primary school to 1 No. dwelling, including erection of a single storey rear extension. Demolition of existing timber building, and erection of 2 no. detached dwellings and 3 no. associated open garages, including creation of new access road.

Councillors considered the application and **AGREED UNANIMOUSLY** to support the proposal.

#### **10. Gypsy, Traveller and Travelling Showpeople Plan Preferred Approaches (Regulation 18b) Consultation**

Councillors considered the draft proposal.

*ACTION: Cllr English to draft and circulate the response.*

#### **11. Financial Matters:**

a) Finance report

Councillors noted the report.

b) Invoices for payment

<b>Cheque no</b>	<b>Payee</b>	<b>Reason</b>	<b>Nett</b>	<b>VAT</b>	<b>Total</b>
500163	DCK Payroll Solutions Ltd	Payroll fees	30.00	6.00	<b>£36.00</b>
500164	Detling Parochial Church Council	Parish Council sponsored pages			<b>£600.00</b>
500165	Administration	Expenses	73.45		<b>£73.45</b>
500166 - 7	Staff costs				
500168	Detling Village Hall	Room Hire			<b>£24.00</b>

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

c) Consider quotations for fencing to playground

Councillors considered the quotations for the fencing.

Cllr Maclaren **PROPOSED** to accept the quotation of £325.00 from J Dowle Fencing: **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**.

d) Consider quotation for odd jobs for Open Spaces

Waiting for quotations.

## 12. Highways

Cllr Maclaren reported that there had been a positive meeting with Helen Whately MP, attended by most parishes in Maidstone. The pre-prepared paper from Detling Parish Council had been received and all items were discussed. The issues relating to a lack of strategic infrastructure planning and excessive building were raised.

The Highways Improvement Plan process does not work well; the Council asks for items and is told it will not happen, and no alternative is offered. This will be taken up with KCCllr Prendergast.

There is concern about the viability of the continued Compaid bus service beyond December 2025, as only an average four residents in Bearsted were using the service. The X3 service could come through the village and the bus company has been contacted. A service is essential as there is no safe walking route from the village.

Parking provision in the village is still being investigated but there is no quick solution to this. A small area of pavement by Jades Crossing needs to be tarmacked to make it safer, especially for those using the bus. KCC Highways says it must go on the next Highways Improvement Plan. The extension of 30 mph speed limit will be taken up with the County Councillor. The replacement of the *NO THROUGH ROAD* sign is being resisted by KCC Highways who insists it must go on the Highways Improvement Plan; there is concern that they will only permit two items per annum.

The Highways & Transportation Working Group has discussed and drafted the new Highways Improvement Plan.

Cllr Thompson **PROPOSED** to give delegated authority to Cllr Maclaren to liaise with KCC Highways regarding the Highways Improvement Plan: **AGREED UNANIMOUSLY**.

Cllr English thanked Cllr Maclaren for her sterling work.

## 13. Open Spaces

Cllr English said an Open Spaces Working Group has been appointed and there will be a meeting in January. The request for correct PSPO signage in the play area has been chased. Cllr Maclaren reported that she is waiting for quotations for various jobs in the village.

Cllr Maclaren said the Council has two notice boards that were ordered but not used, one could be installed on the verge near the shop. A quotation will be sought for installation.

## 14. Community Resilience Plan

Cllr Godding reported that he and Cllr Thompson have drafted a one-page outline of the objective. There is a list of people who are willing to be part of the team. It is a reactive plan. Cllr Thompson said the paperwork has been drafted; there is agreement with the church and village hall to use their premises if necessary; the WI has also agreed to help. The document will inform residents of what to do in the event of snow, disruption to power, etc. The emergency services have their role; the Community Resilience Plan is a local low key response.

Cllr English thanked Cllr Godding and Cllr Thompson for their work on the plan.

## 15. Date of Next Meeting – Tuesday 7 January 2025

There being no further business, the meeting closed at 8.42pm.

Cllr English thanked everyone for attending the meeting.

Signed as a true record of the meeting

Chairman

Date: 7 January 2025