



## **Minutes of the Meeting of the Parish Council held on Tuesday 5 November 2024 in Detling Village Hall**

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

Also present were nine members of the public.

Cllr English welcomed everyone to the meeting.

The Chairman drew attention to the sad passing of Councillor Chris Evenden since the last meeting and noted his long service to the Community over many years.

A resident emphasised the splendid work that Cllr Evernden had done over many years, he will be missed. He had served the village for many years.

### **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. Apologies.**

Apologies had been received from Cllr Peter Dabnor (personal), Cllr Grahame Godding and Cllr Stephen Thompson (at another meeting); apologies noted.

Apologies had also been received from Ward Member Vanessa Jones (at another meeting).

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

None were declared.

### **3. Dispensations**

None.

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

None identified.

### **5. Approval of the minutes of the Parish Council Meeting held on 1 October 2024**

It was **AGREED UNANIMOUSLY** to accept the minutes of the Parish Council Meeting held on 1 October 2024. Cllr English duly signed the minutes as a true record.

## **6. Visitors**

### a) Police

Cllr English said there was no Police report but there had been full reports at previous meetings.

### b) Borough Councillor

MBCllr Thompson was unable to attend the meeting and sent the following report:

You will be aware that the next version of Maidstone Borough's Local Planning document was passed under the previous administration and there will now be a complex process to oversee what happens next. In Detling we are concerned particularly about the impact here of large-scale development proposed at Lidsing, near Bredhurst and Boxley, and there is a group of councillors and officers being set up to represent your interests in that regard. Cllr Vanessa Jones and myself are candidates for this group, though the precise make up and terms of reference are still under discussion. As always, may I encourage residents to contact either or both of us with your questions and concerns. It will be a long process, and I will certainly keep this Council up to date on all relevant aspects.

Sometimes planning applications come to the attention of this parish council and MBC that residents wish to comment on but are not necessarily content to reveal their views in public on the Swale and Maidstone Planning Portal, as comments show names and addresses as standard. However, there is another option. You can write to me or Cllr Jones with your response, or indeed call by telephone, and we can record your comments, of support or objection, but recording your personal details privately for verification by the council, in private. In this way your democratic right to comment is enabled, but your privacy protected. We must receive your comments by the stated deadline, and the Clerk and Chair at this meeting can advise of that date in this session.

Cllr English reported that the issues concerning the waste collection contract have been resolved. There are a few properties which have still issues. It has been agreed that the subscriptions for the garden waste bins will start in June, this will enable the Borough Council to manage the collections more effectively.

### c) County Councillor

There was no report.

## **7. Correspondence**

### Scenic Green Trail

Cllr Maclaren raised safety concerns on the route through Detling.

Cllr English said the providence of the document needs to be checked.

*ACTION: Clerk to seek further information.*

### Roof Tiles used at Old School Development

Cllr English said there has been correspondence regarding the colour of the roof tiles at the Old School development. This has been referred to the Conservation Officer, although the section leader is currently away. The colour was in the planning permission and the change has been brought to Maidstone Borough Council's attention.

## **8. Planning**

### a) Ref: 24/504107/LDCEX

Address: Roseacre Scragged Oak Road Detling Kent ME14 3HL

Lawful Development Certificate (Existing) for erection of building for use as single dwellinghouse (Class C3).

Councillors considered the application and raised no objections.

b) Ref: 24/504183/FULL

Address: Unit 1 Barngarth Farm Cox Street Detling Kent ME14 3HE

Proposal: Conversion and change of use from storage unit to 2no. 1 bedroom holiday lets (resubmission of 16/506191/FULL).

Councillors considered the application and had no objections to the proposal.

c) Ref: 24/503891/FULL

Address: 11 Hockers Lane Detling Kent ME14 3JL

Proposal: Erection of a wooden garden room (retrospective).

Councillors considered the application and raised no objections to the proposal.

d) Ref: 24/504300/FULL

Address: Tawanda Pilgrims Way Detling Kent ME14 3JY

Proposal: Conversion of an outbuilding to a holiday let including alterations to fenestration and associated parking.

Councillors considered the application and noted the property is within the grounds of a house with specific historic interest; it falls within the amended Conservation Area; concern was raised that the materials and design might not be in keeping with the area. It was **AGREED UNANIMOUSLY** that the matter be referred to Planning Committee if the Officer is minded to approve.

e) PINS reference: APP/U2235/W/24/3351226 MKIP: 23/503262/FULL

Address: Land Adjacent To South Of Rosewood Farm Scragged Oak Road Detling

Proposal: Proposal: Change of use of land to a mixed use for agriculture (Existing) and as a residential caravan site for two gypsy families with a total of 4 caravans including 2 static caravans/mobile homes. Stationing of one storage container, laying of hard standing and creation of new access. Erection of post and rail fencing.

Councillors considered the application and raised concern at the lack of detail in the proposal; the lack of detail regarding the landscaping; and lack of supporting information. Due to the sensitive national designation Protected National Landscapes any impact on them must be seriously considered. The proposal will cause serious harm to the land and the biodiversity of the area.

It was **AGREED UNANIMOUSLY** to submit an objection to the Planning Inspector.

f) The Gypsy, Traveller and Travelling Show People Development Plan Document Regulation 16b Consultation

Cllr English reported that the Borough Council is currently consulting on the Gypsy, Traveller and Travelling Show People Development Plan Document Regulation 16b. The Council is trying to address the ongoing need and sites in the Borough.

## 9. Financial Matters:

a) Finance report

The Clerk reported that she had received notice of the CIL payment of £1652.65.

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>
500151	DCK Payroll Solutions Ltd	Payroll fees	30.00	6.00	<b>£36.00</b>
500152	KALC	Councillor Training	70.00	14.00	<b>£84.00</b>

500153	Doddington Parish Council	Clerks' Conference- share of fees	14.00		<b>£14.00</b>
500154	Mrs W Licence	Reimbursement of poppy wreath	40.00		<b>£40.00</b>
500155	Mr G Godding	Travel and Land Registry expenses	15.00		<b>£15.00</b>
500156	Paul Waring	Grounds maintenance	1184.55	236.91	<b>£1421.46</b>
500157	Creative Honours Boards	Honours boards	565.34	113.07	<b>£678.41</b>
500158	Administration	Expenses	78.05		<b>£78.05</b>
500159-60	Staff costs				
500161	RebuildCostAssesment.com	Valuation service	199.75		<b>£199.75</b>
500162	Safeplay Playground Services Ltd	Installation of swing seat	300.03	60.01	<b>£360.04</b>

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

Cllr English said a draft budget will be considered at the next meeting, to be approved in January.

*AGENDA ITEM*

## **10. Highways**

### a) To receive an update

Cllr Maclaren reported that the Co-ordinated Parishes Traffic Group has met. The proposed speed limit change with traffics islands on the A20 between Hollingbourne and Bearsted looks like it is going ahead. There has been no progress regarding the speed limit or rural lanes and this will be discussed with KCC Highways and the County Councillor.

The Highways Improvement Plan (HIP) is being reviewed, unfortunately it has not been possible to get bollards on the Pilgrims Way yet.

Speed Limit- there has been another traffic survey during which 4500 vehicles were recorded using the road going every week; 85% were travelling under 30mph and 15% were above. An extension to the speed limit is worth pursuing.

Double Yellow Lines- the scheme for lines near the village hall is out for consultation. Other areas will not be pursued as it was not popular when consulted by the Parish Council.

The Highways Team has been out during the recent floods.

No Through Road Sign- KCC Highways will not replace this as they say it has not been there since 2007 and this will need to go on the HIP.

A safe footpath out of the village is still being considered, this is very important.

The bridge has been cleaned and the streets have been cleaned. Concern has been raised regarding the removal of the trees on the A249. Signs on the A249 need to be cleaned. Issues are being reported to KCC Highways.

There is a section of grass on the north side of the A249 which is a hazard to children and people with mobility problems.

The abandoned car opposite the pub has been removed.

Cllr English thanked Cllr Maclaren for her report and the tremendous amount of work she has done.

b) Co-ordinated Parishes Traffic Group - to receive an update

Cllr Maclaren said the group is meeting regularly and considering issues on rural lanes and the A20. Data is being collected to try to get evidence for safety improvements on rural lanes. The Joint Transportation Board said that it is unlikely that the Bearsted Road improvements will go through. The impact of Junction 7 on Detling has been raised. The impact of the fumes and sound levels from the A249 is very bad.

Cllr English said Environmental Health could install a pollution monitor. KCC Highways changes the scheme at Junction 7 and could not afford the new scheme; Maidstone Borough Council contributed to the agreed scheme.

c) To consider request from Thurnham Parish Council to contribute towards Hockers Lane/Ware Street junction scheme

Cllr Maclaren said Thurnham Parish Council wants to install double yellow lines in Hockers Lane at the junction with Ware Street. The cost is likely to be up to £4,500 and the Council is requesting a contribution. It has been suggested that they might get this done by KCC Highways for nothing.

Cllr English said he doubted that Detling Parish Council could legally contribute to the project as it is outside the parish.

*ACTION: Clerk to respond.*

## 11. Open Spaces

a) Monks Meadow and Horish Woods -To receive an update

A resident asked whose responsibility it is to clean the blackboard at Monk's Meadow.

*ACTION: Clerk to remind Pennies to clean the board.*

b) To co-opt members to the Open Spaces Working Group

Cllr English said there were concerns that some residents on the northern side of the village had not received the newsletter, this has been rectified. No further interest in joining the Working Group has been received.

Cllr Maclaren **PROPOSED** that Mr Daren Seal, Mrs Donna Seal and Mr Tony Taylor be co-opted to the group; **SECONDED** by Cllr English: **AGREED UNANIMOUSLY**.

c) To consider quotations for tree survey

Councillors considered the quotations.

Cllr English **PROPOSED** to accept the quotation of £450 from Elite Services: **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

d) To consider quotations for fencing

Waiting to receive quotations.

## 12. Community Resilience Plan

There was no update.

## 13. Date of Next Meeting – Tuesday 3 December 2024

Cllr English thanked everyone for attending the meeting. MBCllr Stuart Jeffery, Leader of Maidstone Borough Council, will be attending the meeting.

There being no further business, the meeting closed at 8.25pm

Signed as a true record of the meeting

Chairman

Date: 3 December 2024