



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

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

Also present were eight members of the public.

Cllr English welcomed everyone to the meeting.

Public Time

No matters were raised.

1. Apologies.

Apologies had been received from Cllr Chris Evernden (medical) and Cllr Peter Dabor (delayed); apologies noted.

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

2. Declaration of Interest. or Lobbying

Cllr Godding declared a pecuniary interest in item 8b, being the applicant, and also 8c, being owner of neighbouring property.

Cllr Thompson declared that he had been lobbied on items 8b, 8c and 8d.

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 2 July 2024

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

It was **AGREED UNANIMOUSLY** to accept the minutes as a true record; Cllr English duly signed the minutes.

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

All matters on the agenda.

6. Visitors

a). Borough Councillor

Ward Member Stephen Thompson reported that problems with the bin collections have continued and some issues are still yet to be resolved. MBCllr Thompson thanked MBCllr English for his assistance with the matter.

Local Plan: Bredhurst Parish Council has issued proceedings in the High Court. Maidstone Borough Council continues to work within the adopted Local Plan which is still in effect. The new Council will bring forward a supplementary document.

KCC is causing problems and the Borough Council has done its best regarding a Minerals and Waste Plan, for example, Oaken Woods, in Barming, should not be destroyed as it is part of the green belt and part of our heritage.

There have been no concerns from parents regarding school admissions.

It has been distressing to hear of more accidents on Detling Hill and the accident at the top of The Street. There has been a lot of discontent regarding the timing of road closures and the County Councillor has been proactive over the summer.

There are Gypsy and Traveller issues on the North Downs and in South Maidstone, this is the ongoing consequence of no Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document.

There is a variety of demands on Parish, Borough and County Councillors, consideration should be given as to how residents can be involved in urgent business.

b). County Councillor

There was no report.

c). Police

PC Ben Cox was unable to attend the meeting and sent the following report:

I am the local Beat Officer covering the parish of Detling, having been in post since the beginning of July.

The main concern that has been raised to me in your area since the start of my new role has been vehicles travelling at excess speed through the village, particularly on Hockers Lane. I have conducted regular patrols of this area to provide a visible deterrent to speeding vehicles. To further support speed reduction efforts, I would be grateful for any support available from local residents via the Community Speedwatch initiatives. I note we only have 11 residents registered to the scheme in Detling with three sessions conducted this year (all within the last 8 days). Much of the support available to me from other departments comes by supporting these schemes, and so the more active and willing the community are, the more support I can access to assist.

I have also been made aware of nuisance off-road bikes and quadbikes using public footpaths and byways across the Downs, particularly from Bredhurst through into Detling. I am working to identify these vehicles and will be using all available options to enforce the rules surrounding these once identified – whether that be the issuing of tickets, or seizure and destruction.

My colleague and I recently attended the Military Odyssey event at Detling Showground, given the scale of the event and the impact this has on the local community. Our presence at the event was noted by many members of the public and helped to provide a visible deterrent to those seeking to cause issues. Licensing activities were also undertaken with vendors at the event.

I have received several reports of incidents involving damage being caused to vehicles travelling on the A249 by individuals on and around Jade's Crossing. Can I please ask all residents to remain vigilant, and report any suspicious behaviour as soon as possible.

Residents may or may not be aware that Kent Police utilise My Community Voice (MCV), to give local people a say in how we approach our neighbourhood policing priorities and work with our local partners. MCV is a two-way engagement tool that allows you to tell us about issues in your area and will allow us to create a personalised policing response. If you haven't signed up already, this can be done at <https://www.mycommunityvoicekent.co.uk/>. If you have a specific issue or concern you wish to raise, you can also send the details through to the Clerk for dissemination to myself. As always, if there are any crimes requiring immediate Police attendance, phone 999

Cllr English thanked PC Cox for his report.

ACTION: Clerk to request the car lodged in the wall on The Street, be removed.

7. Correspondence

Resident concern has been raised regarding UKPN's proposed power cut, it has been limited to one evening. The works has to be carried out. Cllr Maclaren has tried to get the time can be changed, but unfortunately it cannot be.

8. Planning

a). To receive an update

Cllr English reported that the Parish Council did object to the appeal by Aldi for a new supermarket because of the knock-on traffic effect. The Planning Inspector said that everything Maidstone Borough Council had said, in terms of policies, was correct but the decision was to grant approval. There is a condition that the service road must be built before construction can begin.

Cllr English said the Borough Council is reviewing the provision of Gypsy, Traveller and Travelling Showpeople sites; the previous Borough Council did not have affordable sites for this community.

b). Ref: 24/503244/FULL

Address: Lynch Place Pilgrims Way Detling Kent ME14 3EX

Proposal: Conversion of garage to form annexe.

Cllr Godding did not take part in the discussion or vote on this item.

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

c). Ref: 24/503177/FULL

Address: Lynch Bank Farm Detling Hill Detling Kent ME14 3EX

Proposal: Siting of 4no. additional mobile homes for Gypsy/Traveller occupation, retention of existing mobile home and day room (mobile home), and erection of storage building (Part Retrospective).

Cllr Godding declared a pecuniary interest and did not take part in the discussion or vote on this item. Cllr Thompson did not take part in the discussion or vote on this item.

Councillors considered the application and raised concern that the applicant had not conformed to the previous conditions; the provision of services has not been itemised; and over-development of the site.

Cllr English **PROPOSED** to object to the proposal; **SECONDED** by Cllr Maclaren: **3-FOR, 2 NON-VOTING: MOTION CARRIED.**

d). Ref: 24/503227/LAWPRO

Address: East Court The Street Detling Kent ME14 3JX

Lawful Development Certificate for proposed triple garage built into the embankment to the rear side of East Court House.

Cllr Thompson said it was curious that this application should be for a Lawful Development Certificate as it is structurally questionable as they will be digging into the slope.

Cllr English said it needed to be checked whether this needs planning permission for operational development.

ACTION: Clerk to check.

Cllr Maclaren the property is adjacent to the Conservation Area and ANOB, there needs to be a condition to ensure the materials are the same as stated in the application.

Cllr English **PROPOSED** to request that if Officers are minded to approve the application, it must be built in compliance with the submitted plans: **AGREED UNANIMOUSLY.**

e). Ref: 24/503374/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 noted that it was a good scheme and that it supports the rural economy. The Borough Council's policy is for 20% nett gain. No objections were raised.

Clerk to remind the Officer of the Council's policy.

f). Ref: 24/503363/FULL

Address: Woodsvie Matts Hill Road Detling Sittingbourne Kent ME9 7XA

Proposal: Erection of single storey side and rear extensions including solar panels, changes to fenestration and creation of additional parking area. Demolition of existing garage, summer house and single storey flat roof projection. (Re-submission of previously approved application 23/503576/FULL).

Councillors considered the proposal and noted that the scale has increased; the scale and character of the design is out of keeping with the original building; it is near a sensitive woodland and in the Area of Outstanding Natural Beauty; the scale has gradually encroached from the original building; the application requires detailed consideration regarding biodiversity nett gain; is the extension harmonious with the building?

Cllr English **PROPOSED** that the application be referred to Committee; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

9. Financial Matters:

a) Finance report

Report unavailable due to IT issues.

b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500123	DCK Payroll Solutions Ltd <i>Paid out of meeting</i>	Payroll fees	30.00	6.00	£36.00
500124	Paul Waring <i>Paid out of meeting</i>	Grounds maintenance	1825.40	365.08	£2190.48
500125	Maidstone Pest Control <i>Paid out of meeting</i>	Pest control	225.00		£225.00
500126	KALC <i>Paid out of meeting</i>	Councillor Training	50.00	10.00	£60.00
500127	Administration <i>Paid out of meeting</i>		134.42	14.60	£149.02
500128-9	Staff costs <i>Paid out of meeting</i>	PAYE & NI			
500130	DCK Payroll Solutions Ltd	Payroll fees	30.00	6.00	£36.00
500131	Newington Parish Council	Share of SLCC fees Chare of KALC training fees	59.60 24.00		£83.60
500132	Cancelled				
500133	Administration		67.70		£69.70
500134-5	Staff Costs				
500136	Detling Village Hall	Room hire	24.00		£24.00

500137	KALC	Training	380.00	76.00	£456.00
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It was Cllr English **PROPOSED** to make the payments; **SECONDED** by Cllr Godding; **AGREED UNANIMOUSLY**.

10. Highways

a). To receive an update

Cllr Maclaren reported that the Co-ordinated Parishes Traffic Group (CPTG) had applied for a speed reduction on the A20 and this went to the Maidstone Joint Transportation Board; work is continuing to find a solution.

Rural Lanes- KCC Highways is insistent that there can be no restrictions on width or weight limits in Pilgrims Way. With regard to lorries using Hockers Lane Bends, County Councillor Prendergast has been very helpful with this matter, but KCC have still not found a resolution to the problem

Speed Watch- the Speedwatch group in Detling has been very active; Bearsted Parish Council has set up a Speedwatch group and might be interested in sharing equipment

SIDs consultation- KCC Highways has approved two sites, and the consultation was in favour of SIDS being installed in Hockers Lane. Work continues to take place within the CPTG groups of local parishes to get the scheme up and running and sharing of equipment

Double yellow lines consultation - there were some objections with concern raised about how these would affect the hall, shop and other businesses, and residents parking in these locations.

The Highways & Transportation Working Group discussed the consultation data and all comments received and concluded that in view of some residents' opposition (although not primarily on safety grounds which would only be acceptable to KCC Highways) that currently they recommend that the double yellow lines at the junction of Pilgrims Way and the A249 at Jades Crossing on the east side of the village be installed. KCC Highways has offered to pay for the Traffic Regulation Order and the cost of installation. However, KCC Highways will undertake a consultation prior to installation. The Highways & Transportation Working Group recommends accepting this offer as there will be no cost to the parish.

Doubles yellow lines by the pub would address a safety issue of the majority of residents who expressed these concerns but balancing objections, the Working Group recommends not to proceed currently, but to keep a watching brief on parking issues in this location and accidents, for the time being.

Cllr English thanked Cllr Maclaren for her sterling work and the outstanding result.

The meeting was adjourned.

Members of the public raised the possibility of a mirror at Queensway; debris left in the road following an accident in Church Lane two months ago, enforcement of double yellow lines; notices on vehicles.

The meeting was reconvened.

Cllr English said that Maidstone Borough Council Parking Services is responsible for enforcement.

Cllr Maclaren said the real issue is that there is insufficient parking and range of different schemes are being considered, but in reality, these were long term, and costly options. The safety issues exist now. Reports of accident debris could be made on KCC Fault reporting, the mirror suggestion would be added to the next Highways & Transportation Working Group agenda.

Cllr English said Kent County Council, as the Highways Authority, has the power to enforce and issue fines; they have done this elsewhere and they need to extend the scheme.

Cllr Maclaren said KCC Highways relies heavily on accident data to justify road improvements, but non-injury accidents are not recorded, and therefore the statistics don't represent what happens locally, it was felt Detling Parish Council needs to record local accidents to build up its own evidence.

Footpaths- PROW K14: the KCC PROW Office had offered to divert the footpath using a direction order, at no cost, but the Rochester Bridge Trust favoured an alternative more direct route at the field edge. This would have required a 'diversion' the cost of which falls to the land owner, who were unwilling to pay for it. So as this is a matter between KCC PROW and the Rochester Bridge Trust. Detling Parish Council will take no further action.

Safe Walking Route from Detling- The consultation on Maidstone Local Cycling & Walking Infrastructure Plan did not include Detling.

Cllr English said that the plan was inherited from the previous administration.

Cllr Maclaren said that following the flooding issue in Church Lane, The Rochester Bridge Trust has agreed in principle to their land being used for a drainage scheme subject to KCC Highways drawing up an acceptable proposal.

Fault reports- there have been a lot of fault reports, most have been dealt with.

Extension of 30mph limit in Pilgrims Way (East) to village sign - KCC Highways will conduct another traffic survey in this regard.

No Through Road sign at the top of The Street- we have applied for this to be replaced.

No HGVs in Hockers Lane bends- this matter is ongoing.

Cllr Maclaren **PROPOSED** to accept KCC's offer to install double yellow lines at the junction of Pilgrims Way (East) and the A249 on the East side of the A249, offered at no cost to the Parish Council; **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**.

Cllr English thanked Cllr Maclaren for her report and thanked the Highways & Transportation Group for their work.

11. Open Spaces

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

There was nothing to report.

b) To consider quotations for replacement swing seat.

Cllr Maclaren said the quotations were similar but there were no specs. A budget could be agreed and the decision delegated to the Open Spaces Working Group.

ACTION: Clerk to obtain specs for the Open Spaces Working Group meeting.

c) To consider quotations for play area inspections

Wicksteed had been unable to carry out the inspection. Councillors considered further the quotations.

Cllr English **PROPOSED** accepting the quotation of £220 from TMPI Ltd; **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**.

d) To consider request from Detling Village Hall Management Committee for permission to fell one tree and crown reduce another

Councillors considered the request and **AGREED UNANIMOUSLY** to permit the proposed works.

12. Community Resilience Plan

Cllr Godding said that Detling is a non-category no obligation responder. We have a duty of care and should help and support the emergency responders. We should be able to respond quickly and would provide local knowledge. The Village Hall could be used in an emergency and there needs to be a contact for the hall. The Kent Resilience Forum says there should be

a key contacts list, a mix of Councillors and others, to be contacted for help. There needs to be a small working group.

ACTION: Cllr Godding and Cllr Thompson to prepare a briefing note.

13. Neighbourhood Plan

Cllr English advised that the advantage a Neighbourhood Plan is that the Parish Councils receives a higher Community Infrastructure Levy (CIL) payment. The disadvantage is that it does not limit the amount of housing, a parish has a plan then this increases from 10% to 25% in CIL money. There is a lot of work involved to gain an extra 15% CIL money. To get a Neighbourhood Plan through examination is very expensive and only worth it if a high level of development is expected; the parish would then receive more CIL money than it would spend on consultancy fees. More immediate it that the Council needs to draw up a CIL list of work that it wants to spend CIL money on, the Borough Council would have to honour that.

14. To consider Conservation Area draft Addendum

Cllr Maclaren reported that she and Cllr Jubb had met with the Conservation Officer to review the Detling Conservation Area. The draft addendum will go to Committee in October and will then go out for public consultation. Parish Councillors will meet before that to consider the document, and to formulate comments for the Parish Council to submit prior to the MBC meeting.

15. Date of Next Meeting – Tuesday 1 October 2024

Cllr English thanked everyone for attending and for their contribution'

There being no further. business, the meeting closed at 9.02pm

Signed as a true record of the meeting

Chairman

Date: 1 October 2024