

**The Minutes of the Meeting of Detling Parish Council**  
**held on 5<sup>th</sup> February 2019 at 7.00pm in Detling Village Hall.**

**Councillors present:** *Bowie*  
*Clayton*  
*Finn*  
*Howells*

**Also, present:** *Parish Clerk, Mrs Sherrie Babington, Representatives from Quinn Estates and Members of the Public.*

**The meeting was chaired by Councillor Bowie.**

**1. Apologies.**

*Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.*

Apologies were received from Parish Councillors Zammit and Maynard, KCC Councillor Prendergast and MBC Councillor de Wiggondene-Shepperd.

**2. Declaration of Interest.**

*To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.*

*To consider any Dispensation requests received by the Parish Clerk and not previously considered.*

There were no Interests declared and no Dispensation requests to consider.

**3. Public Comments and Observations.**

*The meeting is adjourned to enable members of the public to raise issues with the Parish Council. Public Comments and Observations will last a total of 15 minutes with each speaker being given a maximum of 3 minutes to speak.*

**The meeting was adjourned at 7.08pm.**

A resident asked if the Parish Council could consider having street lighting in the parish as it was very dark. She spoke regarding the history of this matter and a general discussion took place. The Chairman asked the Clerk to place this as an item for consideration on the next agenda.

**Action: Clerk to action.**

A resident spoke regarding the Detling News distribution and stated that they were seeking volunteers to distribute the publication at the top and bottom end of the village. Volunteers came forward to assist with this.

A resident attended the meeting to speak about her communication with Kent Highways regarding the lack of signage in the village, resulting in lorries entering the village and knocking down her wall. She confirmed that her initial issues had now been resolved.

The Chairman stated that the Parish Council had been kept updated on the correspondence and thanked the resident for bringing the issue to the attention of the PC.

A discussion took place and another resident stated that he had also contacted Kent Highways regarding the issue of traffic using Detling as a result of the work being undertaken on Detling Hill. He stated that they had admitted that they had not communicated with the residents of Detling when closing the Junction.

The Chairman thanked residents for attending the meeting.

***The meeting was reconvened at 7.22pm.***

**4. Approval of the minutes of the previous meeting.**

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

The minutes from the previous meeting were circulated to all members for consideration and approval.

It was proposed by Cllr Finn to accept these as a true record, these were seconded by Cllr Bowie and agreed by all Councillors.

***The minutes were then signed and dated by the Chairman.***

**5. Matters arising from the previous minutes (not reported elsewhere).**

Flint Wall – The Clerk stated that she was now seeking assistance from KCC and MBC Councillors to see whether they could assist in finding a company to inspect the wall.

Hedgehog Scheme – Cllr Bowie reported that Cllr Zammit was progressing this. She stated that an article had appeared in Rural Matters and this Scheme was being taken up by other parishes.

Detling Shopper Bus – Cllr Howells reported that the Shopper Bus Service had now been extended to call at Grove Green, this started on 4<sup>th</sup> February and the cost was £1 each way. He confirmed that he had placed an article in the Detling News.

**6. Presentations from Outside Bodies.**

Cllr Bowie welcomed Paul McCreery to the meeting to give a talk on Neighbourhood Plans.

Mr McCreery spoke regarding the advantages and disadvantages of undertaking a Neighbourhood Plan. He circulated written notes to all members. He reported that the costs, stages and time scales involved in the NHP process.

The Chairman thanked Mr McCreery for his presentation.

## 7. Parish Council Policies.

The Chairman stated that a Volunteer and a Communications Policy had been circulated to all members and she asked members if they wished to adopt these.

It was proposed by Cllr Finn to adopt the policies, this was seconded by Cllr Howells and agreed by all present.

## 8. Planning Matters.

### a. To consider all Planning Applications received.

18/506064/FULL Chestnut Wood Farm Scragged Oak Road Detling  
Change of use of ground floor of barn to use as a staff mess/staff welfare/office accommodation ancillary to the commercial livery and material changes to the external appearance of the building.

18/506609/OUT Newnham Park Bearsted Road Weaving Kent  
Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve.

*Cllr Howells to establish further details from the Planning Officer*

18/506604/FULL Ash Farm Scragged Oak Road Detling Maidstone Kent  
Demolition of existing stable block and erection of a replacement stable block (part retrospective).

18/506656/FULL Popesfield Bearsted Road Weaving Kent  
Erection of a new two-storey primary school and special educational needs Secondary school with formation of new access onto Bearsted Road, together with associated car parking and drop off area, pedestrian access, drainage, areas for formal and informal.

*Members discuss this application and it was agreed that school provision was needed in the area.*

*Cllr Bowie stated that the PC needed to consider the application to the benefit of the residents of Detling, and that a local school would be welcomed.*

*Cllr Finn asked if the PC wished to have a view on the movement of the nature reserve. It was agreed that this would be of benefit to Detling residents.*

*Both applications were discussed further, and it was agreed that Cllr Howells would liaise with the Planning Officer to establish further details regarding the development.*

**Action: Cllr Howells to action.**

19/500270/FULL Land West of Croquet Lawn The Street Detling Maidstone  
Erection of a two-storey dwelling, detached garage and associated hard standing.

Cllr Howells reported that he had received objections from three residents regarding the proposed development. He suggested that the PC would find

it hard to object to the application on Planning Grounds as residents' concerns were about proximity to their properties and overlooking issues.

Members agreed that the PC had no planning grounds to object to the application.

It was therefore agreed that Cllr Howells would contact the residents and suggest that they make their own representations to MBC regarding the application.

**Action: Cllr Howells to action.**

18/505575/FULL Webbe Cottage The Street Detling Maidstone Kent  
Creation of decked area (retrospective).

19/500311/FULL Magpie Bungalow White Hill Road Detling Maidstone Kent  
Ancillary accommodation comprising gym, games room and pool changing room.

b. To note MBC Decisions.

18/506064/FULL

Chestnut Wood Farm Scragged Oak Road Detling Maidstone Kent ME14 3HL  
Change of use of ground floor of barn to use as a staff mess/staff welfare/office accommodation ancillary to  
Application Permitted.

18/505816/SUB

Lillywood Sittingbourne Road Detling ME14 3ES  
Submission of details pursuant to Condition 7: Programme of archaeological work (original application ref: 17/501003/FULL).  
Application Permitted.

c. To consider any Appeals and Enforcement Matters.

Broader Lane/Scragged Oak Road Site - Cllr Howells stated that unauthorised work had been undertaken at this site and this has been reported . MBC Planning Enforcement had been informed that a Stop Notice had now been placed on the site.

He recorded the PC thanks to Cllr Evernden for his prompt action in dealing with this issue.

Cllr Howells reported that MBC were seeking volunteer parishes to received 'thin applications'.

This was discussed and it was agreed that Detling were happy to participate in this.

**Action: Clerk to notify MBC.**

9. Highway Matters.

The Chairman read out a report from KCC Councillor Shellina Prendergast to the meeting.

Cllr Finn reported that following the last meeting he wrote to the MP Helen Whateley regarding the impact of the third Thames Crossing on the A249.

Operation Brock – Cllr Finn reported on the plan by Highways England regarding a lorry park on the M20 Junction 8 to 9 should it be necessary if there was a no deal Brexit.

He reported on a new Statutory Body, the South East Strategic Transport Group that had been created by the Government.

Cllr Howells spoke regarding the concerns regarding air quality if Operation Brock was implemented, he suggested that traffic should be directed via the A229 not the A249. This was discussed and it was suggested that a letter should be written to Barbara Cooper regarding this matter.

**Action: Clerk to action.**

Cllr Clayton referred to correspondence regarding the Community Scheme and suggested that a project could be to organise a litter pick on the A249. He stated that the lay-bys on the A249 were in a poor condition and the verges were littered with rubbish.

Cllr Bowie suggested that this matter was referred to the Open Spaces Committee for further consideration.

It was reported that there was flytipping along Pilgrims Way opposite The Larches. The Clerk was asked to report this to MBC.

**Action: Clerk to action.**

Members noted that Medway Council had an Air Quality Action Plan, this was discussed, and the Clerk was asked to establish further details to see if MBC had something similar.

Cllr Finn stated that the Parish Council needed to work towards having its own strategy for air quality. He suggested that this could be part of the NHP process.

**Action: Clerk to progress.**

Cllr Clayton spoke regarding the PCSO for Detling and informed members that he had contacted the police to seek an update on the progress of the new officer who should be in post from February 19.

He stated that he would liaise with the PCSO regarding the issues in Detling.

A discussion took place regarding the highway concerns in the parish.

Cllr Howells stated that the areas of concern were the signage, redundant signage, street lighting, HGV's, rat run traffic and the maintenance of footpaths.

This was discussed and it was agreed that the Clerk would liaise with KCC Cllr Prendergast to ask if she would coordinate a meeting with Kent Highway Officers to consider these issues.

**Action: Clerk to progress.**

## **10. Financial Matters.**

### **a. To approve the payment of accounts (list to be supplied at the meeting)**

Members discussed a grant application from the Knit and Natter Group in Detling seeking a grant for £200.

This was discussed and it was proposed by Cllr Finn to award a grant of £200, this was seconded by Cllr Clayton and agreed by all present.

Cllr Howells declared an interest in this matter and withdrew from discussions.

Members approved three additional cheques for payment these being:

Chq 435 - £7500 – Approved grants for the CIC Community Shop and Hub Project.

Chq 436 - £200.00 – Grant for the Knit and Natter Group  
Chq 437 - £686.10 – Grounds maintenance costs.

The cheques for payment were authorised and approved by members. (Howells/Bowie)

The cheques and invoices were then signed by two authorised signatories.

- b. To note the bank account balances as circulated in report supplied at the meeting.  
The balances of the Parish Councils bank accounts were noted by members.

#### **Bank Balances**

<b>Co-operative Current Account</b>	<b>£66565.61</b>
Less/Add Account transfers/deposits	£0
Less Account for payment	£2094.79
<b>Closing Balance</b>	<b>£64470.82</b>
<b>Co-operative Playing Field A/C</b>	<b>£1505.87</b>
Less/Add Account transfers/deposits	£0.00
<b>Closing Balance</b>	<b>£1,505.87</b>
<b>Total Balance of all Parish Council Accounts</b>	<b>£65976.69</b>

- c. Community Shop.

Cllr Bowie informed members that the Lease and Loan Agreements for the Community Shop were currently with the Parish Councils Solicitor.

She proposed that if the documents were ready prior to the next PC meeting that these could be approved by members and ratified at the following meeting.

Cllr Howells stated that he agreed with this unless there was an issue of substance.

This was agreed and the proposal was seconded by Cllr Howells and agreed by all present.

It was also suggested that the document should be signed by the Chairman on behalf of the Parish Council. This was agreed by members. (Bowie/Howells).

Cllr Finn gave members an update on the Community Shop.

He stated that the CIC had responded to MBC regarding the planning conditions, however MBC needed to consult with statutory bodies, and they would respond by the end of March.

He stated that he was in discussions regarding the groundwork, disabled ramp and decking for the café as part of a sponsorship deal. There were issues regarding the drainage of the village hall, and he would seek to have the VHMC and PC to work together to resolve these issues.

He reported that interviews for the Managers position were currently taking place.

A general discussion took place regarding the Business Plan for the Community Shop. Cllr Finn stated that he would circulate this to members.

Cllr Finn reminded the PC that there was an outstanding grant application for the Detling Players for a storage container to the rear of the village hall.

He asked the Clerk to ascertain whether this needed planning permission.

**Action: Clerk to progress.**

## 11. Reports from External Parties.

### a. Maintenance Report.

Tony Taylor gave his report to the meeting on the maintenance that he had undertaken around the parish.

He reported that the following items were still outstanding:

Drains – Kent Highways had attempted to clean the drains in the village but had missed two outside of the Village Hall and Cricket Field.

Electrical Box – Wires were still exposed at the junction to the A249.

Old School Playing Field – Sign had to be removed as it been damaged and new bench to be installed.

It was confirmed that these items had been reported to Kent Highways and they would also be put on the list to discuss with KCC Councillor Prendergast.

Other maintenance issues were discussed, and it was suggested that the following should also be added to the outstanding highway issues list:

- Statutory Road signs loose.
- White hatching to be refreshed at the entrances to the village.
- Solid white line at Cock Horse to be refreshed.
- Vehicles parking on pavements.
- Hedges/bushes to be cut back opposite the village hall.
- Traffic parking outside of the village hall.

It was agreed that the Clerk would seek a quotation from Contractor Steven Waring for the cutting back of the overgrown hedges opposite the village hall.

**Action: Clerk to Action.**

### b. MBC Ward Councillor Report.

Ward Councillor Nick de Wiggondene gave his apologies to the meeting.

### c. KCC Councillor Report.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

### d. Police Report.

Apologies were received from PCSO Matt Adlington.

## 12. Parish Council Reports.

### a. Clerk's/Correspondence Report.

*To consider items of correspondence received relevant to the Parish Council.*

The Clerks report was noted by members.

b. Chairman's/ Councillors Report.

*Members who have attended any meeting on behalf of the Parish Council are invited to give their report to the meeting.*

Cllr Finn reported on the Kent and Medway Economic Partnership meeting he had attended regarding the Lower Thames Crossing.

Cllr Clayton reported on the recent KALC Meeting he had attended.

c. Open Space Committee Report.

No matters were reported.

d. Other Committee Reports.

Detling Flag Pole - Cllr Clayton reported that a complaint had been received regarding the PC Flag Pole as it was causing a disturbance to the neighbouring residents.

He stated that the flag had now been taken down by someone, he confirmed that this had been reported to the PCSO.

He spoke with the House of Heraldry protocol regarding flying flags and stated that he had now received requests from residents to erect the flag again.

Cllr Howells stated that he did not have a view regarding the flag pole, however he would have liked to have heard the resident's complaint.

This was discussed and it was agreed that the Clerk should contact the resident regarding this matter and state that they are happy for him to relocate the flag pole if he wished to do so.

**Action: Clerk to action.**

**13. Detling Neighbourhood Plan.**

Cllr Finn spoke regarding Neighbourhood Plans and stated that he was happy for the PC to continue the conversation, to reach a decision regarding whether it wished to undertake a NHP as he felt that this could be of potential value.

It was suggested that a small group of councillors and residents was set up to explore the costs and investigate the cost benefits to Detling, as this would then allow a reasoned decision as to be reached.

Cllr Howells stated that a NHP may be valuable, but it relied on individuals in the parish to undertake the work, and he questioned who would be willing to do this.

It was agreed that a decision needed to be reached and further background information was needed, this would be achieved by setting up a small committee to look into this further and report back to a future PC meeting.

This was discussed and it was agreed that this could be progressed, however no financial commitments would be made until after the elections in May 2019.

Cllr Finn stated that he would be willing to be part of the small committee.

**Action: Small Committee consisting of Councillors and residents to be set up to consider this further.**



**14. Items for the next Agenda.**

No matters were raised.

**15. Date of next meeting.**

Tuesday 5<sup>th</sup> March 2019 in the Meeting Room of Detling Village Hall at 7.00pm.

*There being no further business to discuss the meeting was closed to the press and public at 9.55pm.*

Signed: \_\_\_\_\_

**Chairman**

Dated: \_\_\_\_\_