



Minutes of the Annual Meeting of the Parish Council held on Wednesday 16 May 2024 in Detling Village Hall

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

Also present were Ward Member Vanessa Jones and twenty members of the public.

Members signed their Declaration of Acceptance of Office prior to the meeting. It was agreed that Cllr Thompson could sign his declaration at the next meeting.

Cllr English welcomed everyone to the meeting.

1. Election of Chairman

Cllr Evernden **PROPOSED** Cllr English be elected as Chairman; **SECONDED** by Cllr Jubb: **AGREED UNANIMOUSLY**.

Cllr English signed his Declaration of Acceptance of Office in the presence of the Clerk.

2. Election of Vice Chairman

Cllr Evernden **PROPOSED** Cllr Maclaren be elected as Vice Chairman; **SECONDED** by Cllr English: **4-FOR; 1 ABSTENTION: MOTION CARRIED**.

Cllr Maclaren signed her Declaration of Acceptance of Office in the presence of the Clerk.

3. Apologies.

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

Apologies had also been received from County Councillor Shellina Prendergast (at another meeting); apologies noted.

4. Declaration of Interest. or Lobbying

Cllr English declared a non-pecuniary interest in planning matters being a Member of Maidstone Borough Council Planning Committee so will not discuss or vote on planning applications other than to give procedural and technical advice.

5. Dispensations

None

6. Items to be taken in closed session

It was resolved that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the

business, the Press and the Public be excluded from the meeting during item 13 planning enforcement and this matter be heard at the end of the meeting.

7. Committees and Working Groups

a) To Appoint Members to the Highways & Transportation Working Group

It was **AGREED UNANIMOUSLY** that Cllr Maclaren, Cllr Godding, Cllr English and Mr Stephen James be appointed to the Highways & Transportation Working Group. Cllr English **PROPOSED** that Cllr Maclaren be the Chair of the Working Group, **SECONDED** by Cllr Evernden: **AGREED UNANIMOUSLY**.

b) To Appoint Committees, Committee Chairman and Vice Chairman

It was **AGREED UNANIMOUSLY** that Cllr English, Cllr Evernden and Cllr Jubb be appointed to the Open Spaces Committee and two volunteers be approached to join the committee.

Items for next agenda:

To agree if should be Committees or Working Groups.

Open Spaces Terms of Reference

8. To Appoint Representatives to External Bodies

a) To confirm KALC representatives

Cllr English **PROPOSED** that Cllr Maclaren and Cllr Thompson be the Parish Council's representatives at KALC meetings; **AGREED UNANIMOUSLY**.

b) To confirm Village Hall representative

Cllr English **PROPOSED** that Cllr Jubb be the Parish Council's representative on the Village Hall Committee; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

c) To confirm Co-ordinated Parishes Traffic Group representative

Cllr English **PROPOSED** that Cllr Maclaren be the Parish Council's representatives on the Co-ordinated Parishes Traffic Group **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**.

d) To confirm and update Councillors areas of Interest

Cllr English said Councillors Declaration of Pecuniary Interests forms must be completed and returned to the Monitoring Officer.

9. To Adopt the Scheme of Delegation

Cllr Evernden **PROPOSED** to adopt the Scheme of Delegation as amended: **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**.

10. Approval of the minutes of the meeting held on 9 April 2024

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

Cllr Maclaren **PROPOSED** to accept the minutes as a true record subject to the clarification of the wording of the Gypsy and Traveller decision: **AGREED UNANIMOUSLY**.

Cllr English duly signed the minutes as a true record.

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

Cllr Godding requested to see the submission of a planning application.

ACTION: Clerk.

11. Visitors

a) Borough Councillor

MBCllr Jones reported that negotiations are taking place regarding the new administration. Maidstone's civic parade and service will take place on Saturday, 18 May 2024. There have

been problems with bin collections and this has been discussed with the director; when the new administration is in place discussions will occur to make sure the service will improve.

b) County Councillor

Cllr English reported that KCCllr Prendergast has submitted an annual report.

12. Correspondence

PROW KH14- Cllr English said a request has been made for signage to be installed to direct walkers to a safer crossing over the A249. The Council is working with KCC PROW to address the problem.

ACTION: Clerk to respond and request walker reports to KCC PROW

Cllr Maclaren said the steps and footpath are in a poor condition, this is the responsibility of KCC PROW and needs to be raised. The footpath could be diverted to the next Highways & Transport Working Group meeting.

Area by bus stop- Cllr English said concerns have been raised about the state of the area.

ACTION: Clerk to report.

Road Name- Maidstone GIS manager has informed the Council:

Following escalation of this matter to the Local Government Ombudsman, we recognise that we have not followed due process. We exceeded the timescales in the legislation to respond to original proposal. Following a consultation with the Emergency Services and Royal Mail there was no objection to the developer's original name choice. Therefore, we have decided to name the road School Close. In the light of this, we will be reviewing our street naming process to make sure this does not happen in the future.

Tudor gate- Cllr English said vegetation growth on the Tudor gate has been reported, this will be looked at,

13. Planning

a) To receive an update

24/501044/FULL Lynch Bank Farm Detling Hill Detling Kent ME14 3EX

Change of use of land for siting of 6(no) additional mobile homes for use in connection with existing Gypsy/Traveller site, including retention of existing mobile home and day room (mobile home), and erection of stable building (part retrospective)

The application has been refused due to scale, location, layout and encroachment into the countryside, would harmfully consolidate sporadic and urbanising development in the area, resulting in a development that would not positively recognise the intrinsic character and beauty of the countryside hereabouts. The development has extended urbanising development closer to a Site of Specific Scientific Interest (SSSI), the North Downs Woodlands Special Area of Conservation.

b) Ref: 24/501730/FULL

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

Proposal: Demolition of existing residential dwelling and all ancillary outbuildings and erection of a replacement detached dwelling with ancillary parking, cycle and bin storage and associated landscaping.

Councillors considered the application and noted that KCC Highways has raised the proposal should include the provision of turning facilities for medium sized service vehicles, to reduce the likelihood of hazardous reversing manoeuvres onto the A249. The design and character of the building is not in keeping with the Area of Outstanding Natural Beauty. If the building is screened there needs to be a condition that the trees remain.

Cllr Maclaren **PROPOSED** that the issues be raised and that if the officer is minded to approve the proposal, it be referred to Planning Committee; **SECONDED** by Cllr Godding: **4- for; 1 NON-VOTING: MOTION CARRIED.**

c) 24/501350/FULL

Address: Land Rear Of 3 Hockers Lane (Units 1B) Detling Maidstone Kent ME14 3JL
Proposal: Removal of existing garage and sheds and erection of a new garage with the creation of a new drive

Councillors considered the application and agreed there was no comment to make.

14. Financial Matters:

a) Finance report

Received and noted.

Item for next agenda Treasury Management

b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500101	DCK Payroll Solutions Ltd	Payroll fees- April	30.00	6.00	£36.00
500102	Mr D Humfrey	Award certificate frame			£50.00
500103	KALC	Subscription	386.88	77.38	£464.26
500104	Mrs W Licence	Expenses			£65.60
500105-500106	Staff costs				
500107	Mrs L Maclaren	Padlock for grit bin	7.12	1.67	£8.79

Cllr English **PROPOSED** to make the payments; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

c) To consider insurance renewal

Cllr English said it had been difficult to get further quotes from companies despite chasing them.

Cllr English **PROPOSED** to renew with Zurich Municipal £1,118.62, **SECONDED** by Cllr Godding: **AGREED UNANIMOUSLY**. (Cheque no 500108)

15. Highways

a) To receive an update

Cllr Maclaren informed Members that the Highways & Transportation Working Group has produced eleven items on the Highways Improvement Plan, KCC Highways will consider three and this will be agreed when the results of the traffic survey are available. The footbridge has been cleaned and the steps have been repaired; the footpath on Detling Hill has been cleaned and repaired; the flooding on the access roads has been resolved; the sewage leak in Hockers Lane has been dealt with; and drains have been cleaned. It is important for people to report blocked drains on the KCC Highways portal. The Council has bought a new grit bin which is under the bridge, this is for the footbridge in bad weather.

Cllr Jubb reported that he has set up Speed Watch, there are currently five members who will be working in conjunction with other parishes.

Cllr Maclaren said the wrong street plate has been put in Church Lane and this has been reported to Maidstone Borough Council who will rectify this soon. The Council has a highways toolkit which included banners and stickers.

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

Cllr Maclaren reported that the joint parishes group is working well together as the parishes have common issues including inappropriate vehicles being forced on to rural lanes; lack of co-ordination with road closures; the impact of rat running through villages on rural lanes; the need to rationalise speed limits; limiting the weight and size of vehicles. The issue have been taken up with the MP and KCC Cabinet Member, the parishes are working together to get matters addressed. There are two sub-groups; one looking at speed cameras on the A20 and another looking at the lack of co-ordination of road closures, inappropriate road diversions and standardising speed limits.

Cllr English thanked Cllr Maclaren for her report and her impressive work on highways. Thanks also to Mr James for his work on the Highways & Transportation Working Group.

16. Open Spaces

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

There is a meeting with Pennies Nursery regarding signs and projects.

b) Play area- to receive an update

Mr Taylor reported that all is well, ROSPA checks have been carried out, nothing has changed for the past six months.

c) To consider quotations for play area repairs

No quotes had been received.

Cllr Evernden said the next inspection will be in June, there will be a fresh report and further quotes can be obtained based on that report.

ACTION: Clerk to chase.

d) To consider extra bin on Pilgrims Way (East) at village sign

Cllr Maclaren said residents are concerned about the dog mess bags and litter being left in the area. A bin could be sited at the far junction of Queensway.

ACTION: Clerk to contact John Edwards

17. Date of Next Meeting – Tuesday 4 June 2024

There being no further. business, the meeting closed at 9.35pm

Signed as a true record of the meeting

Chairman

Date: 4 June 2024