



Minutes of the Meeting of the Parish Council held on Tuesday 5 September 2023 in Detling Village Hall

Present: Cllr Clive English (Chairman), Cllr Stephen Thompson (Vice Chairman), Cllr Chris Evernden, Cllr Lawrence Rustem and Cllr Val Springett; and Mrs Wendy Licence (Clerk).

Also present were nine members of the public.

Cllr English welcomed everyone to the meeting.

Public Time:

The meeting was adjourned for the Public Time

Members of the public attended the meeting and raised highways issues; the Highways Improvement Plan; and if there could be a Highways Sub-Committee with a budget.

The meeting was reconvened.

2023/76- Apologies.

All members were present.

2023/77- Declaration of Interest. or Lobbying

Cllr English declared that he is a member of Maidstone Borough Council Planning Committee and would not discuss or vote on planning applications.

2023/78- Dispensations

None were requested.

2023/79- Items to be taken in closed session

None were identified.

2023/80- Approval of the minutes of the meeting held on 8 August 2023

Councillors agreed an amendment to the minutes.

Cllr Evernden **PROPOSED** to accept the minutes, as amended, of the previous meeting as a true record: **SECONDED** by Cllr Springett: **AGREED UNANIMOUSLY.**

Cllr English duly signed the minutes as a true record.

2023/81- Visitors

a) Borough Councillor

MBCllr Thompson said there was nothing to report after the summer recess.

b) County Councillor

Cllr English said there was no report from the County Councillor but the Parish Council is liaising with her regarding the bus service.

Cllr Springett reported that Cllr David Hall, the Chairman of Bearsted Parish Council, has contacted Kent Highways regarding the road works which are affecting the school and shoppers' buses and for this to be raised at the highest level.

Cllr English said the road works is a major issue and has inconvenienced a lot of residents.

2023/82- Correspondence

Cllr English said there had been a complaint regarding bonfires, the Parish Council does not have any powers to intervene in these matters and residents must contact Maidstone Borough Council Environmental Health. Issues can be reported in confidence.

Cllr Thompsons said there are two different issues, firstly that of neighbours' bonfires and the Parish Council could give a polite reminder to people to be considerate when having a bonfire; and secondly the problem of commercial waste bonfires.

Cllr Evernden **PROPOSED** that an article be included in the Newsletter report requesting people not to have a bonfire in daylight hours: **AGREED UNANIMOUSLY.**

Item for next agenda

ACTION: Clerk to seek the latest guidance from Maidstone Borough Council.

2023/83- Planning

Cllr English did not take part in the discussion or substantive votes on planning matters.

a) Ref: 23/501367/FULL

Address: Court Farm Thurnham Lane Thurnham Kent ME14 3LG

Proposal: Change of use of land for the storage of waste and empty skips, including installation of temporary concrete blocks to form storage bays for ready sourced aggregates, siting of 3no. secure waste containers and 2no. storage containers, parking of 2no. lorries, and chopping and storage of logs (retrospective).

Councillors considered the application and comments from residents.

Cllr Evernden **PROPOSED** the Council submits comments supporting the concerns of Thurnham Parish Council, The Bearsted & Thurnham Society and local residents. Concern should be raised concerning the use of Pilgrims Way through Detling by HGVs; highways safety; the contravention of the Policy DM30 of Maidstone Borough Local Plan which protects the character of rural lanes including walls; the inappropriate use of land in an Area of Outstanding Natural Beauty (AONB) which undermines the character of the AONB; and the potential for waste leaking from the site and contaminating the water table: **SECONDED** by Cllr Springett: **4- FOR, 1-NON-VOTING: MOTION CARRIED.**

b) Ref: 23/503576/FULL

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

Proposal: Demolition of garage, summer house and single storey flat roof extension. Erection of single storey side and rear extensions including solar panels, changes to fenestration and creation of additional parking area.

Councillors considered the application.

Cllr Evenden **PROPOSED** that there were no objections to the scheme: **SECONDED** by Cllr Springett: **4- FOR, 1-NON-VOTING: MOTION CARRIED.**

c) Ref: 23/503262/FULL

Address: Land Adjacent To South Of Rosewood Farm Scragged Oak Road Detling Kent ME14 3HL

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 noted that the appeal decision for the site had expired in March 2023.

Cllr Springett **PROPOSED** that the application be referred to Committee for a ruling following the Planning Inspector's decision; there needs to be clarity regarding the number of units and also the type of units; there is no long-term management plan; **SECONDED** by Cllr Evernden: **3- FOR, 1 ABSTENTION, 1-NON-VOTING: MOTION CARRIED.**

d) Ref: 23/503717/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.

Councillors considered the application which is in Thurnham close to the border and had no objections.

ACTION: Cllr Thompson to notify Thurnham Parish Council of the application.

e) Ref: 23/503767/FULL

Address: Pendle Lodge The Street Detling Kent ME14 3JU

Proposal: Demolition of existing tractor shelter and poultry pens and erection of storage barn for maintenance machinery

Councillors considered the application and raised concern about the scale of the building and whether the dimensions were suitable for the location.

Cllr Springett **PROPOSED** raising comments with the Planning Officer regarding the scale and massing of the building: **4- FOR, 1-NON-VOTING: MOTION CARRIED.**

2023/84- Highways

a) Review of Highways & Transportation Working Group Terms of Reference

The Terms of Reference were amended to reflect the term of office is for the municipal year.

Cllr Springett **PROPOSED** that the Terms of Reference, as amended, be adopted: **AGREED UNANIMOUSLY.**

b) To appoint a Highways & Transportation Working Group

Cllr English **PROPOSED** that residents be invited to join the Working Group and Members of the group will be appointed at the October meeting: **AGREED UNANIMOUSLY.**

c) Highways Improvement Plan

Cllr English said the Highways Improvement Plan will be reviewed when the Working Group has been appointed.

2023/85- Open Spaces

a) Monks Meadow and Horish Woods

Mr Daren Seal was unable to attend the meeting and sent the following report:

Monks Meadow:

Pathway upgrades through local deliveries of chippings is an ongoing process and we are about to take delivery of several large loads which will mostly be spread, but some will be kept back for areas that become particularly bad during the winter months. Last year we found the grassed area through the middle became extremely boggy and it would be most beneficial if we could discuss with the Council possible remedial works that would maintain the quality of the grassed areas but divert water away: for further discussion please. The grass is looking rather good and weekly cuts will continue for quite some time yet. If it remains dry we may find we are cutting all year through as we have done previously, keeping a high standard for people to enjoy throughout the coming months. We would like to look into a few wild flower areas - purposely designed and positioned to create maximum visual effect for all to

enjoy (especially the wildlife!): perhaps we could arrange a joint meeting with the Council to discuss further?

Horish Woods:

In order to maintain access and to try and ensure pathways are available and accessible all year round, further chippings are being placed which has required a lot of cutting back: as those who use the area all year round will know, many of the paths became impassable last year due to waterlogging: Mr Monk has worked tirelessly over the past few weeks to bring certain areas of the wood back up to their former glory: this is an ongoing task and will continue as time and weather permits.

We would like to ask the Council for assistance with the Village Gate area of Hockers Lane: we have only recently restarted cutting the grass to the east of Hockers Lane (opposite Monks Meadow) : allowing for the flowers to die back. Within minutes of finishing the cut, someone parked fully on the grass verge: would it be possible to put in place a few timber bollards similar to those in Church Lane? I will prepare a brief presentation for consideration as we do need to stop the parking in order for the wild and rare flowers to continue. For further discussion.

Cllr English said a joint meeting between the Parish Council and the volunteers could be arranged to discuss the management plan and future planting.

ACTION: Clerk to arrange a meeting.

b) To consider request from professional dog walkers to remove the ban on using Monks Meadow and Horish Woods

Cllr English thanked Cllr Springett for seeking advice on this matter. The Maidstone Borough Council consultation on the Public Spaces Protection Order has closed and will be considered by the Housing, Health & Environment Policy Advisory Committee.

ITEM DEFERRED TO NEXT MEETING

c) To consider quotations for play area repairs

The Clerk reported that Yalding Parish Council does not leave a harness on its DDA swing and parents will bring their own if required. One contractor has said will not quote as it is not their equipment, a second contractor is looking into quoting.

ACTION: Cllr Springett to ask the contractor for Bearsted Parish Council for a quote.

Mr Tony Taylor reported that there has been no change in the play area since last month and the minor issues from the inspection report are yet to be addressed.

d) To consider quotations for tree work at the Playing Field

Cllr Evernden reported that the Council had three quotes to cut back the trees near the shop and agreed a budget of £1,200 in December 2022.

ACTION: Clerk to ask the contractors to re-quote for the work.

e) To consider request for bouncy castle and music at the Shop's Suppliers' Day

Cllr English said day has been scaled down and will not be on the field.

2023/86- Princes Way Alley

Cllr Evernden reported that the paperwork has been completed; the owners, occupiers and unknown occupiers have been notified. The Council is collecting evidence and liaising with the KCC PROW Officer.

Cllr English said everything which can be done is being carried out and thanked Cllr Evernden for his sterling work.

2023/87- Financial Matters:

Cheque no	Payee	Reason	Nett	VAT	Total
500048	DCK Payroll Solutions Ltd	Payroll- August	30.00	6.00	£36.00
500049	Newington Parish Council	Share of SLCC fees			£55.80
500050	Administration	Expenses			£77.80
500051-2	Staff	Salary, PAYE & NI			

Cllr Springett **PROPOSED** to make the payments: **SECONDED** by Cllr Evernden: **AGREED UNANIMOUSLY**.

2023/88- Review of Parish Council Policies

a) Standing Orders

Cllr Evernden **PROPOSED** to adopt the Standing Orders as amended: **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**.

b) Co-option Policy

Cllr English **PROPOSED** to adopt the Co-option Policy as amended: **SECONDED** by Cllr Springett: **AGREED UNANIMOUSLY**.

Cllr English reported that he had taken advice and that the policy does not necessarily apply due to the unusual circumstances,

c) Respect and Civility Policy

Cllr English informed members that the new policy incorporates other policies.

Cllr English **PROPOSED** to adopt the Respect and Civility Policy: **SECONDED** by Cllr Thompson: **AGREED UNANIMOUSLY**

d) Email and IT, usage Policy

Cllr English **PROPOSED** to adopt the Email and IT, usage Policy: **SECONDED** by Cllr Springett: **AGREED UNANIMOUSLY**

2023/89- Website

Councillors considered the quotations for the Parish Council website.

Cllr English **PROPOSED** that the Council remain on the Bronze package from HugoFox at £9.99 per month: **SECONDED** by Cllr Springett: **AGREED UNANIMOUSLY**.

2023/90- Date of Next Meeting – Tuesday 3 October 2023

There being no further business, the meeting closed at 9.03 pm

Signed as a true record of the meeting:

Chairman

Date: 3 October 2023