



Minutes of the meeting of the Parish Council held on Tuesday 4 April 2023 in Detling Village Hall

Present: Cllr Geoff Cosgrove Chairman, Cllr Chris Evernden, and Cllr Karl Pay;
and Mrs Wendy Licence (Clerk).

Also present were seventeen members of the public.

Cllr Cosgrove welcomed everyone to the meeting.

Public Time:

The meeting was adjourned for the Public Time

Members of the public attended the meeting and raised policy review; payments; Parish Council nominations; spray drift; highways; and litter on A249.

The meeting was reconvened.

2023/46 Apologies.

Apologies had been received from Cllr Mark Housden (holiday), Cllr Gemma Nauman (work) and Cllr Lawrence Rustem (illness).

Cllr Pay **PROPOSED** to accept the apologies; **SECONDED** by Cllr Evernden: **AGREED UNANIMOUSLY**.

2023/47 Declaration of Interest.

None were declared.

2023/48 Approval of the minutes of the meetings held on 7 March 2023

Cllr Pay **PROPOSED** to accept the minutes of the previous meeting as a true record:

SECONDED by Cllr Evernden: **AGREED UNANIMOUSLY**.

Cllr Cosgrove duly signed the minutes as a true record.

2023/49 Correspondence

a) Spray drift

A resident reported that spray drift had occurred again that morning.

ACTION: Clerk to write to landowners reporting village concerns.

b) Pending closure on A249

Concern was raised regarding the scheduled closure of the southbound lane of the A249 coinciding with the works on the A249/ Bearsted Road roundabout and the impact it will have on the village.

2023/50 Reports from External Parties:

No reports were received from external Councillors due to purdah.

2023/51 Planning

a) Ref: 23/501080/FULL

Address: Gorse Tor Detling Hill Detling 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.

Cllr Evernden **PROPOSED** that there were no objections to the proposal: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

b) Ref: 19/506349/FULL PINS Ref: APP/U2235/W/20/3259339

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

Proposal: Change of use of land for use as a residential gypsy caravan site for 1no. gypsy family (retrospective).

The appeal will be held on 3 May at 10am in the Town Hall.

c) To receive an update

Ref: 22/505385/OUT Land At Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XH

Proposal: Section 73 - Application for variation of condition 14 of application 21/506790/OUT to require the approved off-site footway/cycle works to be carried out by 31st March 2023 rather than prior to occupation. (Outline application for a mixed commercial development comprising B1(a), B1(b), B1(c) and B8 units, with a maximum floor space of 45,295 square metres).

Cllr Cosgrove said a decision by Maidstone Borough Council is yet to be made.

Ref: 22/505560/FULL Land At Newnham Court Way Weavering ME14 5LH

Proposal: Erection of a new foodstore (Use Class E(a)), with access, car and cycle parking, landscaping and associated works

Cllr Cosgrove said a decision by Maidstone Borough Council is yet to be made.

Ref: 23/500110/FULL Woodside Scragged Oak Road ME14 3HJ

Proposal: Conversion of a former agricultural building to a three bedroom residential dwelling with associated parking and landscaping

Cllr Cosgrove said the application has been refused. by Maidstone Borough Council.

Ref: 23/500157/AGRIC Newlands Wood Detling Kent

Proposal: Prior Notification for the upgrading of existing woodland access tracks. For its prior approval to: siting and means of construction of the private way.

Prior approval not required.

Ref: 23/500238/FULL Medway House Pilgrims Way Detling Maidstone Kent ME14 3JY

Proposal: Erection of 2no. outbuildings to rear and solar panels to roof.

Cllr Cosgrove said the application has been permitted by Maidstone Borough Council.

Ref: 23/500661/TCA Ducklings Of Detling Pre-School The Street Detling Kent ME14 3JT

Proposal: Conservation Area Notification: To remove basal and epicormic growth from Two Common Lime Trees (T1 and T2) up to the crown break at 10m. To Crown lift One Black walnut (T7) to leave 5m clearance by removing low pendulous branches only back to their point of origin.

No objections

Ref: 23/500943/FULL Pollehill Oast Scragged Oak Road Detling Kent ME14 3HL

Proposal: Erection of residential annexe building. (Resubmission of 19/503821/FULL)

Cllr Cosgrove said a decision by Maidstone Borough Council is yet to be made.

d) Any other planning matter received by 4 April 2023.

Cllr Cosgrove reported that an offer of a gift of land had been received linked to a planning application.

Cllr Evernden **PROPOSED** to decline the offer until approval for the development had been obtained: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

2023/52 Highways and Transportation

Cllr Cosgrove reported that a Highways and Transportation Working Group had been set up consisting of two Councillors and up to three members of the public. Unfortunately, both Councillors have had to resign from the group due to pressure of work and there is no one to replace them. The group will be suspended for the time being.

2023/53 Financial Matters:

a) Finance report

Report noted.

b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500014	Gullands	Legal fees	1650.00	330.00	£1,980.00
500015	DCK Payroll Solutions Ltd	Payroll- March	30.00	6.00	£36.00
500016	KPCM	Signs	30.50	6.10	£36.60
500017	EDPT Ltd	Installation of notice boards			£450.00
500018-9	Staff	Salary and HMRC			
500020	Administration	Expenses March 2023	67.80		£67.80
500021	Mrs Sherrie Babington	Reimbursement of domain name	23.98	4.80	£28.78

Concern was raised regarding the mess left following the installation of the notice boards. It was **AGREED** to withhold payment until this had been resolved.

Cllr Pay **PROPOSED** to pay the invoices; **SECONDED** by Cllr Evernden **AGREED UNANIMOUSLY**.

c) Chilham Parish Council invoice

Cllr Cosgrove informed members that the Council had been contacted regarding stationery bought by the Locum Clerk on their account a year ago. This is not the way the Council purchases stationery; the Council pays the Clerk for stationery through expenses. There was no contract with the supplier and no agreement by the former Parish Council to purchase and no mandate.

2023/54 Review of Policies

The following policies were reviewed and adopted by the Parish Council. These were **PROPOSED** by Cllr Evernden: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

- Risk Assessment
- Play area inspection policy
- Memorial Bench/Tree Policy

- Health & Safety Policy

The Complaints Policy will be updated and revised to incorporate the latest NALC Legal Topic Note.

2023/55 Play Area

Cllr Pay reported that he will tighten up the bolts on the bench and that there were no other issues.

2023/56 Open Spaces

a) Monks Meadow -to receive an update

Mr Daren Seal, Monks meadow volunteer, reported that there had been a meeting with Neil Nixon of Pennies Nursery regarding the installation of Bug Hotels and they were placed in two areas of Monks Meadow on Wednesday 29 March 2023. There are two bug hotels in total and further interaction with Pennies will take place over the coming months.

The successful installation of the new Monks Meadow notice board happened on Thursday 23rd March 2023. If residents would like to have anything displayed, please forward the details to the Clerk.

Signs for commercial dog walking have been put on the gate of Monks Meadow and Horish Woods and residents are asked to be vigilant and notify the Parish Council should they be concerned.

The Meadow will be closed for short periods of time for maintenance and details will be posted on the notice boards.

Thank you to everyone who respects the area and cleans up after their dogs.

We are likely to see more families with young children visiting the Meadow now that it has been publicised at Pennies Nursery, so please be mindful of letting dogs run free with small children around.

Cllr Cosgrove thanked Mr Seal for attending and for his report.

b) Horish Woods - to receive an update

There was no update.

c) To consider quotation for grounds maintenance

Three contractors had been approached for quotations, two quotes were received and one contractor declined to quote.

Cllr Evernden **PROPOSED** to accept the quotation from Mr Steven Waring for £4,736 including extra clearance of area on the village green: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

2023/57 King's Coronation

Cllr Cosgrove reported that he and Cllr Evernden had attended a planning meeting for the event. It will be a ticket only event, £5 per ticket, and include coffee and cake; a buffet lunch provided by the Cock Horse at a discounted price; entertainment in the hall and on the field; and children's crafts. It is being organised by the church with the WI in attendance and with support of the Parish Council and Village Hall Management Committee. The church is the focus organisation for this event. The event will finish at 4pm.

Cllr Pay **PROPOSED** to make a grant of £1,190 towards the event: **SECONDED** by Cllr Evernden: **AGREED UNANIMOUSLY**. (cheque no 500022) The Parish Council has submitted a request for a Lottery Fund grant towards this event.

2023/58 Reports From Members

There were none.

2023/59 Any Other Business

No other matter was raised.

Date of Next Meeting – Tuesday 2 May 2023

There being no further business, the meeting closed at 8.39pm

Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and because of the confidential nature of the business to be transacted, the public and press were excluded from the meeting during the consideration of a formal complaint. Complaint withdrawn.

Signed as a true record of the meeting:

Chairman
Date: 8 August 2023