



## **Minutes of the meeting of the Parish Council held on Tuesday 7 March 2023 in Detling Village Hall**

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

Also present were fourteen 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 event for the Coronation; issues regarding the issue of commercial dog walkers using Monks Meadow; and the Maidstone Borough Gypsy, Traveller and Travelling Showpeople Development Plan Document Consultation and Call for Sites.

*The meeting was reconvened.*

### **2023/26 Councillor Vacancy**

Cllr Cosgrove said the Borough Council will not run any further elections between now and the May elections. The current administration will stand down on 8 May.

Cllr Housden said the Parish faces an issue beyond the current one Councillor vacancy; the village is at a crossroads and has to decide if it wants an active Parish Council to achieve things in the village. The Parish Council needs village based Councillors. The village needs to come together to nominate Councillors or Maidstone Borough Council will take over and the village will lose control; of its assets. There are lots of positive organisations in the village. The Village Hall Committee meeting was a fantastic meeting with people from village groups making a positive contribution to the village.

### **2023/27 Apologies.**

Apologies had been received from Cllr Gemma Nauman (work).

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

### **2023/28 Declaration of Interest.**

None were declared

### **2023/29 Approval of the minutes of the meetings held on 7 February 2023**

Cllr Housden **PROPOSED** to accept the minutes of the previous meeting as a true record: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.  
Cllr Cosgrove duly signed the minutes as a true record.

### 2023/30 Correspondence

- a) Great British Spring Clean

It was noted that a resident is organising a village litter pick on Sunday 12 March. Concern was raised about litter generally in the village and also on the A249.

*ACTION: Clerk to report litter on A249 to KCC Highways to add to litter picking rota.*

- b) Temporary Road Closure - Ware Street, Bearsted – 13-15 March 2023  
c) Temporary Road Closure - Scragged Oak Road, Detling - 20 April 2023 for up to two days.  
d) Maidstone Borough Gypsy, Traveller and Travelling Showpeople Development Plan Document Consultation and Call for Sites Regulation 18.

### 2023/31 Reports from External Parties:

- a) County Councillor Report.

No report submitted.

- b) Ward Member Report.

No report submitted.

### 2023/32 Detling Sustainable Community Power Hub

Cllr Cosgrove thanked a resident for the handover notes for the project. It would be sensible to have a Climate Committee; KALC is organising training which has been circulated to Members. Given that there will be elections in May, should the Council form a Climate Committee and hand the project over to the next administration. It is a large complex task requiring lots of consultations.

Cllr Evernden **PROPOSED** to leave the decision until after the elections; **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

### 2023/33 Planning

- a) Ref: 23/500238/FULL

Address: Medway House Pilgrims Way Detling Maidstone Kent ME14 3JY

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

Councillors considered the application.

Cllr Evernden **PROPOSED** there were no objections: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

- b) Ref: 23/500661/TCA

Address: 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.

Councillors considered the application.

Cllr Evernden **PROPOSED** there were no objections: **SECONDED** by Cllr Housden: **AGREED UNANIMOUSLY**.

- c) Ref: 23/500943/FULL

Address: Pollehill Oast Scragged Oak Road Detling Kent ME14 3HL

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

Councillors considered the application.

Cllr Evernden **PROPOSED** there were no objections: **SECONDED** by Cllr Housden: **AGREED UNANIMOUSLY**.

d) 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).

To receive an update

The Clerk reported that a hearing had been arranged for October 2022 but the hearing was postponed at short notice as the Local Planning Authority had not secured a venue for the hearing and had not informed the Inspectorate of this. There has been a delay in re-arranging the hearing due to a backlog of hearings involving Gypsies and Travellers that had built up (during the time of restrictions due to Covid 19) and there are only a limited number of suitable Inspectors available to take them. The Planning Inspector has set a new hearing date for 3 May 2023.

e) Ref: 21/505963/FULL PINS ref: APP/U2235/W/23/3315075  
Address: Roseacre Scragged Oak Road Detling Kent ME14 3HL  
Proposal: Demolition of 7(no) outbuildings; erection of 1(no) detached dwelling, 3(no) replacement buildings to support existing rural enterprise, comprising of 1(no) polytunnel with associated hard and soft landscaping, erection of farm shop/cafe with attached machinery store, and erection of 1(no) timber building. Part retrospective for change of use of land for keeping of livestock, retention of existing timber storage and processing yard, retention and provision of plant nursery.

Cllr Cosgrove said the Parish Council objected to the application and fully supported the concerns of Kent Downs Area of Outstanding Natural Beauty Unit's concerns.

f) Any other planning matter received by 7 March 2023.  
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 is yet to be made.

Ref: 22/505644/FULL Pollyfields Manor Scragged Oak Road Detling Kent ME14 3HL  
Proposal: Erection of a single storey infill rear extension and insertion of 4no. additional rooflights and erection of timber pergola (Revision to Planning Application ref: 22/504075/FULL)

Cllr Cosgrove reported that the application has been permitted.

Ref: 22/505645/LBC Pollyfields Manor Scragged Oak Road Detling Kent ME14 3HL  
Proposal: Listed Building Consent for erection of a single storey infill rear extension and insertion of 4 no. additional rooflights and erection of timber pergola (Revision of Planning Application ref: 22/504076/LBC)

Cllr Cosgrove informed Members that the application has been permitted.

Ref: 22/505560/FULL Land At Newnham Court Way Weaving 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 is yet to be made.

Ref: 22/505727/FULL Tawanda Pilgrims Way Detling ME14 3JY  
Proposal: Erection of part replacement close boarded fence to boundary

Cllr Cosgrove reported that the application had been refused.

Cllr Evernden said the Planning Officer had made a good review of the proposal and her report was very thorough, she should be thanked for her diligence.

*ACTION: Clerk to thank Planning Officer.*

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 a decision is yet to be made.

## 2023/34 Highways and Transportation

### a) To receive an update

Cllr Pay said the Highways & Transportation Working Group had met and looked at white lines; yellow lines; 20mph speed limit for the Pilgrim's Way; and a parking strategy which must not conflict with residents, businesses or weddings and funerals at the church. Any scheme should be a phased approach. There has been flooding across the bottom of Church Lane due to blocked drains.

A written report had been received from the group for the Council's information.

*ACTION: Clerk to report blocked drains to KCC Highways.*

### b) To consider name of new road

Councillors considered the road name for the development at the former school and suggestions were invited from members of the public. It was suggested that the road be named after Mr Robert Rugg who was the benefactor that gave the land for education.

Cllr Evernden **PROPOSED** the road be named Rugg Close after the previous landowners: **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

*ACTION: Cllr Cosgrove to draft information to be sent to Maidstone Borough Council.*

### c) To consider site for bus stop

The bus stop by the former school will need to be re-sited.

Cllr Pay **PROPOSED** the bus stop be re-sited outside of the village hall: **SECONDED** by Cllr Housden: **AGREED UNANIMOUSLY**.

## 2023/35 Review of IT

Item deferred for new administration to decide.

## 2023/36 Financial Matters:

### a) Finance report

Report noted.

### b) Invoices for payment

Cheque no	Payee	Reason	Nett	VAT	Total
500009	DCK Payroll Solutions Ltd	Payroll- January	30.00	6.00	<b>£36.00</b>
500010-1	Staff	Salary and HMRC			
500012	Administration	Expenses February 2023	65.10	0.58	<b>£65.68</b>
500013	Detling Village Hall	Committee Room Hire 20 February			<b>£18.00</b>

Cllr Housden **PROPOSED** to pay the invoices; **SECONDED** by Cllr Rustem **AGREED UNANIMOUSLY**.

### c) To review quotations for Independent Internal Auditor

Cllr Cosgrove said a decision had been made at the previous meeting, another quotation was received after the meeting and the decision has been called in by Members.

Cllr Housden **PROPOSED** to accept the quotation from Mr Lionel Robbins for £120.00; **SECONDED** by Cllr Rustem **AGREED UNANIMOUSLY**.

### **2023/37 Review of Policies**

- a) Data Protection Policy
- b) Environmental Policy
- c) Safeguarding Policy
- d) Bullying and Harassment Policy
- e) Vexatious Complaints Policy

Cllr Cosgrove said some of the policies on the website were dated 2017. All policies should be in the same format with review date and date of which meeting the policy had been approved.

Cllr Housden **PROPOSED** to accept the policies as amended; **SECONDED** by Cllr Pay **AGREED UNANIMOUSLY**.

- f) Risk Assessment

To be reviewed next month.

### **2023/38 Play Area**

- a) To receive an update

Cllr Pay reported that there had not been any changes and the risks were very low or low.

- b) February and March play area inspection reports

Reports noted.

### **2023/39 Open Spaces**

- a) Monks Meadow -to receive an update

Mr Daren Seal, Monks Meadow volunteer sent the following report:

Throughout the winter months Mr Monk has continued his excellent work in keeping the pathways and surrounding areas clear of debris and generally tidying up the whole of the meadow: pruning of the fruit trees has almost been complete and the first mow of the season is very nearly upon us. A brief tidy up with the strimmer to the front of the meadow was carried out last weekend and the area inside the gate will follow on over the next couple of weeks. There are areas through the middle of the meadow that held a lot more water than previous years: there will need to be discussions on possible resolution in order that the area may be used throughout the year with no limitation on access.

A few neighbouring trees look to require careful removal/cutting back/cropping: local companies will be approached for advice through the Parish Clerk. We will be looking to close the Meadow for short periods of time for maintenance and details will be posted on the notice boards.

Cllr Cosgrove thanked Mr Seal for his report.

It was agreed to ask Mr Seal to liaise with Pennies regarding the siting of the bug hotels.

- b) Horish Woods - to receive an update

There was no update.

- c) To consider quotation for signage

It was agreed that the signs would read “ *Commercial dog walkers are prohibited from using Monks Meadow/ Horish Woods*”

Cllr Evernden **PROPOSED** to accept the quotation for two signs at £13.50 each from KPCM: **SECONDED** by Cllr Housden: **AGREED UNANIMOUSLY**.

- d) Notice boards - to receive an update

Cllr Cosgrove said that it has been agreed to replace the notice board in The Street.

It was agreed to install a notice board at Monks Meadow.

Cllr Housden **PROPOSED** that a notice board be donated to the church and that the Councillor's contractor will install it; **SECONDED** by Cllr Pay: **AGREED UNANIMOUSLY**.

The remaining notice boards will not be installed as this would be ongoing maintenance being an expense to the parish.

e) To consider quotation for grounds maintenance

*ACTION: Clerk to obtain further quote.*

#### **2023/40 King's Coronation**

Cllr Cosgrove said a representative will attend the next planning meeting for the village Coronation event.

#### **2023/41 Reports From Members**

Cllr Evernden reported that he had changed the light in the phone box.

Cllr Cosgrove thanked Cllr Evernden for his help.

*A resident reported the light in the bus shelter had been disconnected.*

*ACTION: Clerk to investigate.*

#### **2023/42 To consider dates of Annual Parish Meeting and Annual Parish Council Meeting**

It was agreed that the Annual Parish Meeting be on Tuesday 2 May and that the Annual Parish Council Meeting be on 16 May.

#### **2023/43 Any other business**

No other matters were raised.

**2023/44 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) Shop Lease**

**b) IT Matters**

Cllr Pay **PROPOSED** the shop lease be signed: **SECONDED** by Cllr Evernden: **AGREED UNANIMOUSLY**.

#### **2023/45 Date of next meeting – Tuesday 4 April 2023**

There being no further business, the meeting closed at 9.30pm

Signed as a true record of the meeting:

Chairman

Date: 4 April 2023