

Detling Parish Council
The Minutes of the Meeting of Detling Parish Council
held in Detling Village Hall on Thursday 2nd November 2021 at 7.00pm.

***Councillors present: Baker-Anderson
Bowie
Bryant
Clayton
Coles
Evernden
Finn***

Also present: Parish Clerk, Mrs Sherrie Babington, and Members of the Public.

The meeting was chaired by Councillor Bowie.

Public Comments and Observations.

Prior to the start of the meeting the Parish Council will allow Members of the public to speak. Each speaker will be given a maximum of three minutes each to raise issues with the Parish Council. Public Comment will be for a maximum of 15 minutes. The minute book will be closed during this item.

Members of the public attended the meeting to raise issues regarding Monks Meadow.

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 KCC Councillor Shellina Prendergast and MBC Councillor Nick de Wiggondene.

Cllr Finn stated that he would be leaving the meeting at 8pm and gave his apologies for this.

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.

Cllrs Finn, Baker-Anderson and Clayton declared a significant other interest in discussions due to take place regarding the CIC Detling Community Shop Lease.

Cllr Bowie declared an interest in agenda item 8 (21/504513/FULL) and did not comment.

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

There were no Dispensations to be considered.

3. 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.

Cllr Evernden objected to the wording of the minutes, he stated that he had asked for an amendment that he proposed for the July meeting to be considered and noted at the September meeting and this had not been minuted.

He proposed that the minutes of the November meeting record what had happened, and he proposed changes to the September meeting, this proposal was not seconded and not carried, therefore the minutes were approved unchanged.

Proposed by Cllr Clayton, seconded by Cllr Bryant and agreed by all present with the exception of Cllr Evernden.

Cllr Evernden then stated that it was the Chairman who decided if the parish council minutes were approved. The Chairman explained that she signed the minutes on behalf of the parish council. Cllr Evernden persisted in his assertions that the Chairman personally approves the minutes because she signs them. The Chairman explained, repeatedly, that she signs the minutes only when councillors have voted for her to do so.

A discussion took place regarding the audio recording of the meeting. A resident asked if the meeting was being recorded. Cllrs Bowie and Evernden confirmed that they were audio recording the meeting on their mobile phones.

The resident objected to his voice being recorded and Cllr Evernden told him to 'keep quiet then'. The resident objected to being spoken to in this manner. The Chairman apologised to the resident, on behalf of the Parish Council, for Cllr Evernden's comments and made it clear to Cllr Evernden that such comments to a resident were unacceptable. The resident accepted the apology from the Chairman.

Cllr Evernden then offered an apology to the resident. The resident refused to accept it because of the manner in which it was given.

Cllr Evernden then proceeded to continue speaking to the resident in an unacceptable manner. The Chairman and other councillors repeatedly apologised to the resident for Cllr Evernden's improper comments and behaviour.

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

Cllr Finn spoke regarding a FOI Request received by the Parish Council, regarding the Sewage Leaks at Monks Meadow, and the information he had been asked to provide to enable the PC to respond.

5. Financial Matters:

a. To consider the Financial Statement.

The Financial Statement was approved by Members. (Proposed Cllr Bryant/Seconded Cllr Coles).

Cllr Bryant spoke regarding the finances and the need for the PC to consider the 2022/23 Budget allocations.

6. Clerks Report.

The Clerk's report was noted by members.

7. **Committee Reports:**

a. **PC Proposal to change Committees to Working Groups.**

Members considered a proposal put forward by Cllr Coles by the Open Spaces Committee to make all Parish Council Committees Working Groups.

Cllr Finn stated that he would support this proposal if the following amendment to the proposal was considered:

That the Working Groups were encouraged to meet in public where possible. If this was not possible a reason would be given at the next meeting.

This was agreed and the amended proposal put forward by Cllr Finn was seconded by Cllr Bowie and agreed by all present.

Cllr Finn gave his apologies and left the meeting at 8pm.

b. **Highways Group.**

Cllr Clayton gave a report on Highway matters, he stated that a letter had been sent to Rochester Bridge Trust regarding the use of the land to the east side of the Playing Field for parking. Cllr Coles updated members on other Highway matters. She raised concerns regarding the increased lorry traffic from the Water Works at the bottom of Hockers Lane.

The Clerk was asked to write them regarding this matter.

Action: Clerk to progress.

c. **Open Spaces Working Group.**

Cllr Clayton spoke regarding the issue concerning the sewage spill in Monks Meadow. He spoke regarding the way in which this was dealt with and the need for clear action to be taken and that all Councillors and the Clerk should be informed immediately, should this occur again.

Cllr Coles reported that she had lodged an official complaint to Southern Water regarding their action relating the sewage spill and was awaiting a response.

It was agreed that the Parish Council would close Monks Meadow to the public should a further sewage spill occur until this had been inspected to ensure that it was safe for public use. This proposal was made by Cllr Clayton, seconded by Cllr Coles and agreed by all present with the exception of Cllr Evernden.

Cllr Evernden spoke regarding this, and the action taken by Southern Water following the last sewage spill.

Management Plan for Monks Meadow.

It was agreed at the July 2021 parish council meeting to seek advice from Medway Valley Countryside Partnership (MVCP) regarding drawing up a Management Plan for Monks Meadow. The proposed Management Plan from MVCP was circulated to all members for consideration.

This was discussed, and it was agreed that this item would be placed on the next agenda for formal consideration.

Action: Item to be placed on next agenda.

Cllr Coles stated that a meeting with the current PC volunteers to discuss their future volunteer agreements would be arranged after the next meeting of the parish council.

The following items were agreed:

- The new benches would be installed at the Old School Playing Field.
- The Key for Monks Meadow was held by Mr Monk and this would be passed to the Councillor Coles.
- A Forest School event for the elderly would be held in Horish Wood.
- The location for the Queen's Green Canopy tree was agreed.

d. Communications Group.

CLr Coles reported on the work of the Communications Group.

She reported that a Working Group with Village Organisations would be set up to progress the Queen's Platinum Jubilee Celebrations for the parish in 2022.

8. Planning Matters.

Applications Received

- 21/504995/FULL Magpie Bungalow White Hill Road Detling Maidstone Kent
Section 73 - Application for Minor Material Amendment to approved plans condition 2 (to incorporate additional window/dormer to Bedroom 3) pursuant to 21/501943/FULL for - Creation of a first floor, including erection of a part single storey, part two storey front extension, single storey infill extension, and balcony, to provide additional accommodation.
- 21/504786/FULL Downsfield Pilgrims Way Detling Maidstone Kent ME14
Conversion of garage to gym.
- 18/504836/EIOUT Binbury Park Bimbury Lane Detling Maidstone Kent
Outline application (with all matters reserved apart from access) for the Erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of Commercial space, a hotel, a local centre, a new primary school, a park and ride facility.....
PC Objection still stands.
- 21/505066/FULL Whitfield Shaw Scragged Oak Road Detling Maidstone
Operational development including excavation, importation of waste material and raising land levels retrospective).
- 21/504513/FULL Chestnut Wood Farm Scragged Oak Road Detling
Creation of a luxury holiday park to comprise of 10no. hard standing pitches, 2no. safari lodges, amenity building, cycle store and the conversion of existing agricultural barn to reception building.
PC Objections.
- 21/505184/FULL 5 Queensway Detling Maidstone Kent ME14 3LA
Erection of a single storey front extension to form a ground floor bathroom with level access disabled shower.
- 21/505304/FULL Whitfield Shaw Scragged Oak Road Detling Maidstone
Erection of agricultural hay barn (retrospective).

MBC Application Decisions/Appeals

21/504453/LDCEX

Whitfield Shaw Scragged Oak Road Detling Maidstone Kent ME14 3HJ

Lawful Development Certificate (Existing) for an existing use of 2(no) agricultural barns.

Application Permitted

21/504269/FULL

Broader Lodge Broader Lane Detling Maidstone Kent ME14 3HR

Erection of garden room.

Application Permitted

21/504037/FULL

The Meadow Scragged Oak Road Detling Maidstone Kent ME14 3HN

Demolition of the conservatory. Erection of a lower ground floor rear extension with terrace above, single storey front extension and new side porch. Part loft conversion with insertion of rear dormer and solar panels.

Application Permitted

21/504541/AGRIC

Whitfield Shaw Scragged Oak Road Detling Maidstone Kent ME14 3HJ

Prior notification for erection of an agricultural hay barn. For it's prior approval to: Siting, design and external appearance.

Prior Approval Refused

21/504149/LBC

Pollehill Farm House Scragged Oak Road Detling Maidstone Kent ME14 3HL

Listed Building Consent for window and door replacements, re-rendering and re-pointing of walls, and installation of CCTV (Resubmission of 21/501828/LBC, works partially completed).

Application Refused

21/504112/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 the commercial livery and material changes to the external appearance of the building.

Application Permitted

21/503934/FULL

8 Queensway Detling Maidstone Kent ME14 3LA

Erection a part single storey, part two storey rear extension.

Application Permitted

21/503695/FULL

Windy Bottom Sittingbourne Road Detling Maidstone Kent ME14 3ES

Change of use of site to contractors operations depot. Erection of single storey office building and a single storey workshop.

Application Refused

MBC Local Plan Regulation 19 Consultation

Cllr Bryant spoke regarding the Maidstone Borough Council's Local Plan Regulation 19 Consultation. He stated that there was very little in the plan that affected Detling outright and stated that he would draft a response for approval by email.

This was agreed.

Action: Cllr Bryant to action.

9. External Reports:

a. KCC Councillor Report.

Apologies were received from KCC Councillor Prendergast.

b. MBC Councillor Report.

Apologies were received from MBC Councillor de Wiggondene-Shepperd.

c. Maintenance Report.

The Maintenance report was received from Tony Taylor.

10. CIC Communication Lease Extension.

It was agreed that this item would be deferred until the next meeting.

11. Princes Way Alleyway.

The Chairman reported that despite an extension to the deadline, to date only 10 representations regarding evidence for the alleyway had been received.

She asked members what action they wished to take, whether they wished to submit the application with the evidence provided.

This was discussed and it was proposed by Cllr Bryant to submit the application to KCC, this was seconded by Cllr Coles and agreed by all present.

A further discussion took place regarding this issue and the evidence base for the application.

12. COVID Contingency Plan.

A Covid Contingency Plan was circulated to all members for their consideration.

It was proposed by Cllr Bryant to adopt the Contingency Plan, this was seconded by Cllr Bowie and agreed by all present.

13. Villager of the Year Award.

Members approved the recipient for the 2021 Villager of the Year Award.

14. Parish Clerks Vacancy.

Members agreed to set up a Staffing Committee to move forward with the appointment of a new Parish Clerk and an Interim/Locum Parish Clerk.

It was agreed that this Committee would consist of Cllrs Bowie, Clayton and Coles.

Cllr Bowie stated that she would liaise with the KALC regarding a locum Clerk in the meantime.

It was further agreed to set up a PO Box for the Parish Council forwarding address.

Action: Set up PO Box for the PC.

15. Items for the next Agenda.

No matters were raised.

16. Date of next meeting.

Tuesday 4th January 2022.

There being no further business to discuss the meeting was closed to the press and public at 9.30pm.

Signed: *Irene Bowie*
Chairman

Dated: 26th January 2021