



## Minutes of the Parish Council Meeting held on Tuesday 3 March 2026 in the Meeting Room, Detling Village Hall

Present: Cllr Steve Jubb, Cllr Laura Maclaren, Cllr Stephen Thompson and Cllr Bianca Willmott;  
and Mrs Wendy Licence (Clerk).

Also present were forty-two members of the public.

In the absence of the Chairman, Cllr Thompson took the Chair and welcomed everyone to the meeting.

### **Public Time**

*The meeting was adjourned for the Public Time*

The recent sewerage spills and the *No Left Turn* into the village consultation were raised

*The meeting was reconvened*

Cllr Thompson asked if anyone was recording the meeting.  
No.

### **1. Councillor Vacancy**

No applications had been received.

### **2. Apologies.**

Apologies had been received from Cllr Clive English (at another meeting and Cllr Chris Houlihan (personal)): noted.

Apologies had also been received from County Councillor Sarah Emberson and Ward Member Vanessa Jones.

### **3. Declaration of Interest. or Lobbying**

Cllr Thompson reported that he had been lobbied on the planning items and had visited both applicants in the past in his capacity of Ward Councillor.

### **4. Dispensations**

None.

### **5. Items to be taken in closed session**

Cllr Thompson **PROPOSED** that item 18. Staffing Matters be considered in closed session: **AGREED UNANIMOUSLY**.

## **6. Approval of the minutes of the Parish Council Meeting held on 3 February 2026**

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

Cllr Maclaren **PROPOSED** to accept the minutes of the meeting held on 3 February 2026 as a true record; **SECONDED** by Cllr Jubb: **AGREED UNANIMOUSLY**. The minutes were duly signed by Cllr Thompson.

b) Matters arising from the minutes (except those issues appearing under specific headings)  
All matters on the agenda.

## **7. Highways**

a) To receive an update

Cllr Maclaren reported that the A249 southbound restricted access signs did not match the Traffic Regulations Order, the signs have been changed and this needs to be enforced.

The outcome of the consultation restricting access at the A249/Jades Crossing was that the majority of respondents were wanting this to proceed. This will now go to a Kent-wide consultation and if agreed KCC Highways will fund the scheme through inclusion in the 2026/7 bid round. The survey will be published on the Council's website and Facebook page when available.

There are a few outstanding matters: the new *No Through Road* sign and the pedestrian warning signs in Hockers Lane need to be installed. The Speed Indicator Device (SID) is awaiting delivery and volunteers need to be trained to install it.

A meeting will take place on 10 March with KCCllr Sarah Emberson, KCC Highways and other interested parties to discuss the recent spate of accidents in Hockers Lane and the bands to consider ways to improve safety.

Potholes continue to be reported, maintenance will take place next week in Princes Way and Queens Way. A refresh of white lines was requested but this has to be reported again in April. KCC Highways has declined to replace the *Stop* sign in Pilgrims Way and this matter is being taken up with our County Councillor.

Improvements to junction 7 of the M20 are critical to alleviating current and future traffic capacity and rat running through Detling. The Council has written to KCC Highways and National Highways but there is no funding; this has also been raised with Helen Whately MP. This will be discussed at the next meeting of the Highways and Transportation Working Group. The consultation on parking in the village was not conclusive; the Council will go back to Maidstone Borough Council (MBC) and request restricted parking bays to operate from 06.00 to 24.00 7 days a week to permit 2 hours limited parking and no return for 4 hours. Consultation with MBC would be the first step in getting a scheme approved as KCC Highways would have to be consulted and approve any scheme and would be responsible for any required double or other lining and maintenance. This is a very first stage in trying to progress at least some parking restrictions and it is not a given as to exactly what scheme might be feasible. Further consultations would also be undertaken.

Cllr Maclaren reminded Members of the achievements made, through working with KCC Highways, including cleansing of the drains; Detling Hill will be closed on 7 March for maintenance; Princes Way and Cox Street will be closed on 4 March for maintenance; drainage grips have been installed in Church Lane; a 20mph scheme to be implemented; Speed Indicator Device agreed, waiting to be deployed; and, thanks to Cllr Jubb, a successful Speed Watch group. The Highways and transportation Working Group is an active group working to improve the lives of residents.

Cllr Thompson thanked Cllr Maclaren for her report and her sterling work.

b) To consider baseline traffic management survey

Cllr Thompson reported that Bredhurst Parish Council and Boxley Parish Council have agreed to have baseline traffic counters in the road to provide baseline data, the cost is approximately

£120 per week. The Council should scope out extending the system to White Hill Road at the same time.

Cllr Thompson **PROPOSED** that the Council approach the contractor the Parish Councils are using for a quotation to conduct a baseline traffic management survey in Detling, possibly at three sites; **SECONDED** by Cllr Maclaren: **AGREED UNANIMOUSLY**.

## **8. Open Spaces**

Cllr Maclaren thanked Cllr Jubb for his visual inspection of the play area and reported that the planned improvements are on schedule. The tendering process will start this month, and the scheme is reliant on grants.

The Council has received complaints about the tankers going to South East Water, the Clerk has contacted the company but has had no response.

The Clerk said she had been informed by a resident that the tankers had been taking water to West Malling.

Cllr Maclaren reported that there had been a meeting with Ingrid Tortosa, Maidstone Borough Council Principal Conservation Officer, inspect the Grade 2 Listed Tudor Gate and wall owned by the Parish Council. The Council will seek specialist contractors for any work that is required and will apply for grants. The volunteers were thanked for their hard work in Monks Meadow and Horish Woods to address any issues and undertake any winter maintenance matters. The damage to The Larches has been reported. The Parish Council has approval for a litter bin on the bridge and is waiting for KCC Highways to agree the site.

The Clerk reported that the footpath is on a list of applications and will be allocated to a PROW Officer to commence an investigation.

Cllr Thompson thanked Cllr Maclaren for her report and the residents on the Open Spaces Working Group. Thanks were given to the volunteers for their hard work in Monks Meadow and Horish Woods,

## **9. Visitors**

### **a) Police**

PC Ben Cox was unable to attend the meeting and sent the following note:

Unfortunately, due to changes to Neighbourhood Policing implemented by the Home Office, we are no longer in a position to provide bespoke updates to Parish Councils. All of our updates, including activities we undertake, crime prevention, community engagement events, and action to tackle ward priorities identified through the priority survey, are now published through MyCommunityVoice, and the police.uk single online home website. In an effort to prevent duplication, we have been asked to direct Parish Councils and members of the public to sign up to MCV to receive these updates, as the messages from us as officers are localised to each area and not generalised.

### **b) Borough Councillor**

MBCllr Thompson reported that there is enforcement through Maidstone Borough Council on the land west of A249 by Jades Crossing.

There is cross border collaboration on Veitch Land at Bluebell Hill, between farmers and Maidstone Borough Council; farmers and the Kent Wildlife Trust have land in different locations, and it is helpful to have a network to track youngsters on bikes. The information is given to the Police who have ceased quad bikes and motor bikes.

Fly tipping and waste crime is in the media. Maidstone Borough Council confiscated a lorry last week.

There is currently a consultation on Local Government Reorganisation, everyone is encouraged to respond.

*ACTION: Councillors to submit views to the Clerk.*

MBCllr Thompson said that there are three documents the Council could produce for Detling which might influence planning in Detling: Neighbourhood Plan, Village Plan and Local Design Guide. MBCllr Jones will be a member of the new Local Plan panel, to whom views can be sent. The Government continues to set housing targets, and the Planning Authority must allocate housing or the Government will step in and do it.

## 10. Correspondence

The Clerk reported that concern had been raised regarding a planned observation of traffic with at Pennies Nursery, this has been resolved.

Maidstone Borough Council Parish Council Community Energy Survey.  
Cllr Thompson said the Parish Council should respond.

## 11. Planning

a) Ref: 26/500485/FULL

Address: Land At Hockers Farm Orchard View Detling Kent ME14 3BF

Proposal: Demolition of existing structures and erection of 25(no) dwellings and associated car ports and parking (with 40% affordable housing onsite), erection of 2-storey building to be used as children's nursery and associated parking, provision of open space, biodiversity net gain area and landscape buffering, and associated earthworks, with access from Orchard View.

Cllr Thompson did not take part in the discussion or vote on the proposal.

*The meeting was adjourned for public comments.*

*#1: The barn is going to be a nursery and accommodate one hundred and twenty children and twenty-five members of staff. There is insufficient parking with one space per two members of staff and one space per four children. The barn will generate over five hundred vehicle movements per day and there will be over fifty movements to generated by the houses. The access through Orchard View is inadequate as it is a narrow road that has potholes and parking issues.*

*It is not compliant with parking standards.*

*#2- The developer has an option on other land, and this would be accessed near Monks Meadow.*

*#3- The development is the Kent Downs Natural Landscapes.*

*#4- residents sent comments to the developer which has commissioned reports and they have added to the application.*

*#5- The maximum number of houses for Detling was twenty-five, the village has already had an additional eleven houses. The proposal exceeds the quota.*

*#6- Ecology: there are barn owls, hawks and bats. There are protected species at the site.*

*#7- The ten affordable properties will be terraced and will be in line with houses in Orchard View. The ridge line is nine metres and the hedge five metres, the existing houses will be overlooked.*

*#8- I received a letter last week dated 18 February, stating there is twenty-one days to object; we have lost a week.*

*The meeting was reconvened*

Councillors considered the application and the representations made by residents.

Cllr Maclaren **PROPOSED** the Parish Council object to the planning application; **SECONDED** by Cllr Jubb: **3 FOR, 1 ABSTENTION: MOTION CARRIED.**

It was agreed that the Council raise concerns regarding environmental and landscape issues; the site is not sustainable due to absence of infrastructure and transport; concerns regarding

the electricity and water supply as the village currently suffers from outages; the capacity of the sewerage system is insufficient for the current houses; noise and light pollution; no safe footpath to access the nursery; no footpath from the car park to the nursery; and highways safety concerns. If permitted, condition will be requested.

**b) Ref: 26/500529/FULL**

**Address: Cobham Manor Riding Centre Water Lane Thurnham Kent ME14 3LU**

**Proposal: Demolition of existing livery yard and construction of 7(no) dwellings with associated car barns/garages, car barn for Cobham Manor Hall and conversion of building for ancillary residential use, including landscaping, access and associated works.**

Cllr Thompson did not take part in the discussion or vote on the proposal.

Councillors considered the application and the adverse impact on Detling that the traffic and construction traffic generated by the development would have. If Maidstone Borough Council is minded to approve the application there should be a condition that a construction traffic management plan to restrict access and egress via Water Lane and not allow traffic through Detling village due to the Grade 2 listed assets at risk of damage, and too narrow access.

Cllr Maclaren **PROPOSED** the Parish Council object to the planning application; **SECONDED** by Cllr Willmott: **3 FOR, 1 ABSTENTION: MOTION CARRIED**

Cllr Thompson **PROPOSED** Standing Orders be suspended to complete the Council's business: **AGREED UNANIMOUSLY.**

**12. Financial Matters:**

**a) Finance report**

Noted.

**b) Invoices for payment**

Cheque no	Payee	Reason	Nett	VAT	Total
500277	DCK Payroll	Payroll Reissue of cheques/ invoice	247.92	60.48	<b>£302.40</b>
500278	KALC	Training	135.00	27.00	<b>£162.00</b>
500279	Administration	Expenses			<b>£80.25</b>
500280 - 81		Staff costs			

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

**13. Village Hall Lease**

There was no update.

**14. Speed Watch**

Cllr Jubb reported that the sessions continue and are effective.

**15. Community Resilience**

Deferred to next meeting.

**16. Digital Friends - Digital Champion Network**

Cllr Willmott informed Members that there are two Kent County Council workshops that could be beneficial to residents; Digital Skills For Life and Digital Health Skills. The workshops will

enable residents to access support to become digitally included and engaged. This would be followed up with one-to-one support from volunteers.

It was **AGREED UNANIMOUSLY** for the Parish Council to facilitate the project and to allocate a budget of £300 for the scheme.

*ACTION: Cllr Willmott and Cllr Maclaren to take the project forward.*

**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 were excluded from the meeting.**

**17. To consider Assets of Value to the Community**

*ACTION: clerk to obtain clarification of asset ownership.*

**18. Staffing Matters**

Cllr Maclaren **PROPOSED** that the Local Government Services Pay Agreement 2025/26 be implemented; **SECONDED** by Cllr Jubb: **AGREED UNANIMOUSLY**.

**Date of next Parish Council Meeting**– Tuesday 7 April 2026

There being no further business, the meeting closed at 10.05pm.

Signed as a true record of the meeting:

Chairman  
Date: 7 April 2026