



## **Minutes of the meeting of the Parish Council held on Tuesday 1 November 2022 in Detling Village Hall**

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

Also present were Mr Neil Nixon (Pennies Day Nursery), Mr Paul Paulding and Mr Andy Wilford (Esquires Developers) and nineteen members of the public.

*Newly elected Members signed their Declaration of Acceptance of Office in the presence of the Clerk prior to the start of the meeting.*

Cllr Cosgrove welcomed Cllr Mark Housden and Cllr Gemma Nauman to the Council.

### **Public Time**

*The meeting was adjourned for the Public Time*

Members of the public attended the meeting and raised issues regarding the planning application for Windy Bottom; and Monks Meadow.

*The meeting was reconvened.*

### **2022/114 Councillor vacancies**

Cllr Cosgrove reported that two vacancies have been filled and that an election has been scheduled for 8 December for the remaining vacancy on the Council.

### **2022/115 Apologies.**

All Members were present.

### **2022/116 Declaration of Interest.**

Cllr Housden declared that his property borders Hockers Farm.

### **2022/117 Approval of the minutes of the meeting held on 4 October 2022.**

The minutes were amended.

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

Cllr Cosgrove duly signed the minutes as a true record.

### **2022/118 Presentation by Pennies Nursery regarding Monk's Meadow project for 2023**

Mr Nixon gave an update on the works the Nursery had completed in Horish Wood and outlined a proposal for a project in Monk's Meadow.

Cllr Cosgrove said the Council will liaise with Mr Nixon and a formal proposal will be tabled at the next meeting.

Cllr Cosgrove thanked Mr Nixon for attending.

### **2022/119 Presentation from Esquires Developers regarding the potential development of the Rochester Bridge Trust land off The Street and /or Hockers Farm land off Orchard View**

Mr Paulding and Mr Wilford gave a presentation on the proposed development for Hockers Farm.

Cllr Cosgrove thanked Mr Paulding and Mr Wilford for attending.

### **2022/120 Correspondence**

- a) Nuisance parking on road to Bluebells centre

Cllr Cosgrove reported that a solution is being sought.

Cllr Rustem reported that road near the bus stops had restrictions and that he had requested restriction plates be installed and bus stop markings be refreshed. There are no restrictions by the shop.

*ACTION: Clerk to report pavement parking.*

- b) Query regarding new PROW application from Queensway to the corner of Princes Way. Barriers have been installed to block the footpath.

*ACTION: Clerk to contact KCC PROW*

### **2022/121 Reports from External Parties:**

County Councillor Report.

Ward Member Report.

PCSO Report

No reports had been received.

### **2022/122 Planning**

- a) Ref: 22/504572/FULL

Address: The Croquet Lawn The Street Detling Kent ME14 3JU

Proposal: Section 73 - Minor material amendment to approved plans condition 10 (to allow use of space above entrance hall as a games room, including insertion of a first floor window to front and relocation of rear window) pursuant to 19/500270/FULL for - Erection of a two-storey dwelling, detached garage and associated hard standing.

Councillors considered the application and noted the objections on the portal raising concern about overlooking and loss of privacy resulting in a loss of amenity for a neighbouring property. The front elevation window has already been constructed without planning permission.

Cllr Evernden **PROPOSED** to object to the proposal; **SECONDED** by Cllr Rustem: **AGREED UNANIMOUSLY.**

- b) Ref: 22/504602/FULL

Address: Whitfield Shaw Scragged Oak Road Detling Maidstone Kent ME14 3HJ

Proposal: Removal of 2 No. caravans and erection of a 1no. two bedroom single storey dwelling.

Councillors considered the application and had no comment to make.

- c) Ref: 22/504674/FULL

Address: Oakview Holiday Park Scragged Oak Road Detling Kent ME14 3EZ

Proposal: Stationing of 4no. holiday lodges and associated works.

Councillors considered the application and noted that the site currently has permission for tourers and is a busy site all year round. The proposal will support local tourism. Concern was raised regarding noise and light pollution.

Cllr Pay **PROPOSED** the proposal be supported with conditions regarding noise and light pollutions to protect the amenity of neighbours: **SECONDED** by Cllr Evernden: **AGREED UNANIMOUSLY**.

d) Aldi food store at Newnham Court Way

Cllr Cosgrove reported that there has been a public consultation for a proposed food store at Newnham Court Way.

e) Any other planning matter received by 1 November 2022.

Ref: 22/503709/FULL

Address: Windy Bottom Sittingbourne Road Detling ME14 3ES

Proposal: Change of use of site to contractor depot and erection of new workshop and office buildings (resubmission of application 22/501483/FULL).

Cllr Cosgrove reported that the application had been refused.

Ref: 19/506349/FULL

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)

PINS Ref: APP/U2235/W/20/3259339

Cllr Cosgrove said the Council had not been directly notified.

*ACTION: Clerk to lodge complaint with Planning Inspector and head of Planning Maidstone Borough Council.*

### **2022/123 Highways**

Cllr Cosgrove reported that he was trying to arrange a meeting of the Tri-Parish Group to discuss vehicles using the Pilgrims Way as a rat run and HGVs using inappropriate rural roads.

### **2022/124 Financial Matters:**

a) Banking Mandate- to receive an update

The Clerk reported that information had been sent to the bank.

b) Invoices

Item deferred

c) To consider quotations for payroll services

Item deferred

d) To consider donation for poppy wreath

Item deferred

e) To consider contribution to newsletter

Cllr Cosgrove reported that there had been a meeting with the Vicar and Church Warden and this had been very productive. The Council had previously paid for editorial in the Newsletter but this was stopped in favour of a Council produced Newsletter. A request was made that the Council resume the joint newsletter.

Councillors considered that a joint newsletter would be beneficial, and that the Council should have editorial control over its pages. Further details need to be obtained.

ITEM FOR NEXT AGENDA

f) To consider grant policy and application form

Cllr Housden **PROPOSED** to adopt the Grant Policy and Grant Application Form: **SECONDED** by Cllr Rustem: **AGREED UNANIMOUSLY**.

g) Budget considerations

The Clerk said items for the next financial year will need to be agreed. The bank statements have been received and the accounts will be updated.

**2022/125 Play Area**

a) To receive an update

Cllr Pay reported that, following the inspection report, he and Cllr Evernden had removed the swing as there was no safety harness. The loose screws have been tightened up. The gate is a low risk and could be left or the catch replaced.

Cllr Evernden reported that there is a step from the grass to the tarmac and this needs rectifying.

b) To consider arrangements for play area inspections 2023-24

Deferred to seek further quotations.

**2022/126 Open Spaces**

a) Medway Valley Countryside Partnership -To receive an update

Cllr Cosgrove reported that a copy of the contract had been requested but Medway Valley Countryside Partnership (MVCP) were unable to provide this and worked had ceased in Horish Woods and Monks Meadow. Andrea Griffiths, Manager MVCP, apologised for detrimental comments made by an officer, and cancelled the invoices.

b) Monk's meadow -To receive an update

Cllr Cosgrove reported that volunteers are covered by the Council's insurance policy. The age limit only applies to personal accident section and the Council's Public Liability is still in place regardless of the volunteer's age. The Council's tools will be serviced by an independent contractor; volunteers are permitted to use their own tools; the correct tools must be used for the job; no chainsaws can be used by volunteers at the moment; volunteers can work on their own and do not have to be supervised; volunteers should be fit and healthy; a Risk Assessment will be in place and appropriate PPE provided for volunteers.

Cllr Cosgrove said there will be volunteers in Monks Meadow and possibly another group in Horish Woods

c) Notice boards- to consider installation quotations and sites for notice boards

Clerk to obtain a third quotation

**2022/127 Any other business**

No further business was raised.

**2022/128 Date of next meeting – Tuesday 6 December 2022**

There being no further business, the meeting closed at 9.12pm

Signed as a true record of the meeting:

Chairman

Date: 6 December 2022