

# ULCOMBE PARISH COUNCIL

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## Minutes of the Meeting held on Thursday, 2 April 2026 at 7.15pm at Ulcombe Village Hall.

Those Present: Cllr Titchener (Chairman), Cllr Charlton and Cllr Sharp. Clerk: Helen Anderson

There were no residents present.

1. 

(a) **Apologies for absence** were received and accepted from Cllr Diamond (Ill Health). County Councillor Emberson also tendered her apologies.

(b) **Declarations of Changes to the Register of Interests** There were no changes to the register of interests.

(c) **Declarations of Pecuniary Interest or other Interests as defined by the Kent Code of Conduct and the Localism Act 2011 on any items on the agenda** There were none received.

(d) **Requests for Dispensations** No requests were made.

(e) **Declarations of Lobbying** None were received.

(f) **Intention to record or film the meeting** Cllr Titchener to record the meeting.

## 2. **Public Session**

No items were raised.

3. **The Minutes** of the meeting held on 5 March 2026. It was RESOLVED that the minutes were taken as read and confirmed as a correct record and signed by the Chairman.

4. **County Councillor** – No report was received.

**Borough Councillor Report** – No report was received.

## 5. **To receive an update about progress of resolutions from the last meeting.**

1. Following further correspondence, a positive outcome has been reached towards the funding of the Wednesday bus service with Kent County Council.

## 6. **Planning**

(a) There following planning applications were considered:-

APPLICATION REF: 26/500904/FULLPROPOSAL: Conversion of existing porch into store and relocation of front door. ADDRESS: 1 Water Lane Cottages Water Lane Harrietsham Kent ME17 1DL. It was RESOLVED for this application to be approved.

APPLICATION REF: 26/501073/PNQCLAPROPOSAL: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2no.dwellinghouses and associated operation development. For its prior approval

to: - Transport and Highways impacts of the development. - Noise impacts of the development. Contamination risks on the site. Flooding risks on the site. Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). Design and external appearance impacts on the building. Provision of adequate natural light in all habitable rooms of the dwellinghouses. ADDRESS: Homesby Court, Windmill Hill, Ulcombe, Kent ME17 1EP. It was RESOLVED for this application to be approved. A comment is to be submitted to seek clarification on the approach being taken for foul drainage.

(b) There were no planning appeals received for consideration.

(c) The following planning decisions were received from Maidstone Borough Council.

APPLICATION REF: 25/503438/FULL PROPOSAL: Erection of 20(no) dwellings (including 8(no) affordable dwellings), with 48(no) parking spaces, open space and landscape buffering with access from Eastwood Road. ADDRESS: Land at Eastwood Road Ulcombe Maidstone Kent ME17 1ED - REFUSED.

APPLICATION REF: 25/504087/FULL PROPOSAL: Demolition of the existing garage and erection of a single-storey pitched-roof extension. ADDRESS: Constance Villa Pye Corner Ulcombe Kent ME17 1EF – APPROVED.

## 7. **Finance**

(a) The following receipts have been received.

HMRC	VAT Return	£ 395.29
Natwest	Interest (2025-2026)	£ 936.37
<b>Total</b>		<b><u>£1331.66</u></b>

(b) It was RESOLVED to agree that the following payment was made:-

DD	Hugo Fox	Clerk Email Address	2.99
DD	IONOS	Councillor Email Addresses	36.00
DD	EDF Energy	Pavilion Electricity	20.83
002529	Ulcombe Village Hall	Hall Hire	78.00
002530	H Anderson	Salary & Expenses	661.20
002531	HMRC	Tax & NI	226.61
002532	KALC	Annual Subscription	510.53
<b>Total</b>			<b><u>£1,536.16</u></b>

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 31 March 2026 was £7,659.46 for the main current account, £105.58 for the deposit account and £32,895.53 for the 95 day liquidity account.

## 8. **Correspondence**

(a) An email was received from Ulcombe Village Hall regarding a Farmer's Market hire and the key being given to a third party in order for the height barrier to be opened/closed. It was felt that this would not be an acceptable practice.

(b) A questionnaire has been received from KCC for Parish Councils to complete regarding a Water Supply Inquiry. It was RESOLVED that this would be completed by local resident, Patrick McGinley, who'd had first hand dealings with South East Water during the last water shortage episode.

9. **Play Area/Recreation Ground**

(a) A play area inspection report was received from the clerk. There were no items raised.

(b) It was RESOLVED to take out a one year subscription for the Safer Play app for recording play area inspections.

10. **Reports of any external meetings attended by Councillors**

Cllr Titchener gave a short report on the KALC Maidstone meeting.

11. **Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for further discussion at the next meeting.**

There were no items raised.

Part 2: Exclusion of Public and Press – In accordance with Section 1(2) of the Public Bodies (Admission to meetings Act 1960), the public and press be excluded from the meeting by the reason of its confidential nature.

12. Enforcement – Deferred.

The Meeting closed at 8pm

**Approved by:**

**Date:**