



ULCOMBE PARISH COUNCIL

Minutes of the Meeting of Ulcombe Parish Council held on Thursday 14th September 2023 at 7.15 p.m. in Ulcombe Village Hall Headcorn Rd, Maidstone ME17 1EB

Present: Parish Cllrs R Robinson (Chairman): S Charlton, A Diamond, L Easton, M Lingwood, P Titchener. Councillor Lingwood took the minutes.

1. Apologies, Declarations of Interest and Dispensations:

- 1.1 **Apologies for absence received and confirmed by the Council 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.**

RESOLVED:

To accept the apologies and reason for absence from Councillor Moir.

Apologies were received from the Parish Clerk

- 1.2 **Declaration of Changes to the Register of Interests.** There were none
- 1.3 **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.**
There were none.
- 1.4 **Requests for Dispensations.** There were none
- 1.5 **Declarations of Lobbying.** There were none
- 1.6 **Declarations of Intention to Record.** Councillor Titchener declared he was recording the meeting.

2. Public comments and observations. (Maximum 15 minutes)

The meeting will be adjourned to allow members of the public to speak. Individuals may speak for up to three minutes at the discretion of the Chairman.

A representative Grace Trust spoke about their work, which includes:

- Potential support for any plans that we may have for recreation ground play equipment
- Help to support events/food boxes for Ukraine through their Rapid Relief Team

3. Reports from external parties (if present).

Reports from County Councillor, Borough Councillor, Community Warden and Police Representatives if present.

MBC Councillor Trzebinski reported on the waterworks at Leeds and the impact on the Chegworth Road. He also reported that he had engaged with Matthew Scot (Kent Police) about shoplifting and speeding in the local area.

4. To receive reports from:

- 4.1 Chairman Ulcombe Parish Council Cllr Robinson
The Chairman reported on:
- Easing the problems at Chegworth Road which has been raised again
 - VH lease: The Clerk is pursuing this with the Parish Council Solicitors.
 - Play area quotes have sought to utilise some of the Section 106 Funds 15/505906 #
- 4.2 Ulcombe Community Flood Group Cllr Lingwood
It was AGREED that this can be removed from future agendas.
- 4.3 Parish Clerk (on matters not included in other agenda items) Irene Bowie
Clerk not present.
- 4.4 Councillor's Reports No Reports

5. **Minutes of the Parish Council Meeting:**

RESOLVED: The minutes of the Parish Council Meeting held on the 29th of June 2023 were taken as read and confirmed as a correct record and signed by the Chairman on behalf of the Parish Council.

6. **Finance:**

6.1 To note receipts of Income. Not available

6.2 To authorise payments on the schedule (to be provided at the meeting):

RESOLVED: To approve the payments on the schedule.

2326	Bartletts	Tree Works		2880.00
2327	Playsafety	RoSPA Inspection		115.20
2328	Village Hall	Electricity Football Container Jan - March 2023	178.03	
		Hall Hire Jan - March 2023	84.00	
				262.03
2329	DM Payroll	Payroll April- August 2023		60.00
2330	KALC	Training		42.00
2331	Village Hall	Electricity Football Container April- 8 August 2023	73.36	
		Hall Hire May- July 2023	153.00	
				226.36
2333	Commercial Services	Grass Cutting April - July 2023		595.88
2334	HMRC	Q2		643.00
2335	Staff Salaries	Confidential		
DD	ionos	Emails July August September 3 x £33		99.00

6.3 To consider any late financial matters. There were none

6.4 Banking Update

6.4.1 Unity Bank Application. Deferred.

6.5 To review Actual vs Budget 2023/24 Deferred.

6.6 To receive the bank reconciliation. Deferred.

7. **Highways:**

7.1 Highways Improvement Plan. Review, when the road works at Leeds, are completed.

7.2 To receive the parish portal report. Noted

7.3 To consider the No 59 Community Bus Service Update. Councillor Titchener gave an update. He had attended a recent meeting, where it was confirmed that Grant Aid is now uncertain after April 2024. The KCC Community Transport suggestion is not favoured. It looks very likely that further funding may not be available, as KCC want self-funding arrangements only.

7.4 To consider any other Highways matters. None

8. **Planning:**

8.1 To consider the following applications: There were no applications to be considered.

8.2 To table and validate planning applications dealt with since last meeting :

- 8.2.1 **23/502998/FULL Oak Tree Cottage The Street Ulcombe Maidstone Kent ME17 1DU**
Demolition of existing single garage and erection of a new double garage to include ancillary works. **UPC No Objection**
- 8.2.2 **23/503722/FULL Golden Oaks Pye Corner Ulcombe Kent ME17 1ED**
Demolition of existing dayroom and erection of a replacement dayroom together with associated landscaping (Resubmission 22/505594/FULL).
UPC Objection
- 8.2.3 **23/502899/FULL Barn At The Rear Of The Oaks Lenham Road Kingswood Kent ME17 1LU**
Retention of existing barn and change of use and conversion to self-catering holiday let accommodation.
UPC Objection (by majority)
- 8.3 To table decisions by Maidstone Borough Council (DDC) since the last meeting.
- 8.3.1 **23/502020/FULL The Oscars Lenham Road Kingswood Maidstone Kent ME17 1LX**
Removal of 2no. rear hipped dormer roofs and replace with a flat roof. Removal of 2no. rear first floor windows. **Application Permitted**
- 8.3.2 **23/502998/FULL Oak Tree Cottage The Street Ulcombe Maidstone Kent ME17 1DU**
Demolition of existing single garage and erection of a new double garage to include ancillary works. **Application Withdrawn**
- 8.3.3 **23/502784/PNQCLA Barn At Knowle Game Farm Knowle Hill Ulcombe Kent ME17 1ES**
Proposal Prior notification for the change of use of barn to 1no. dwelling 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. **Prior Approval Granted**
- 8.3.4 **23/502651/FULL College Farm Ulcombe Hill Ulcombe Maidstone Kent ME17 1DJ**
Demolition of garage/store and workshop and removal of portacabin. Erection of residential annexe. **Application Permitted**
- 8.3.5 **23/502651/FULL College Farm Ulcombe Hill Ulcombe Maidstone Kent ME17 1DJ**
Demolition of garage/store and workshop and removal of portacabin. Erection of residential annexe. **Application Permitted**
- 8.3.6 **23/502366/FULL Hill Farm Lenham Road Ulcombe Maidstone Kent ME17 1LT**
Stationing and the over winter storage and limited occupation of 19 No. seasonal, general agricultural workers and security caravans and associated development (Retrospective). **Application Permitted**
- 8.3.7 **23/500383/FULL Land West Of The Hawthorns Pye Corner Ulcombe Maidstone Kent ME17 1EF**
Change of use of the land for the stationing of four static mobiles, four touring caravans for Gypsy / Traveller occupation. Associated hard and soft landscaping. (Amended version to that approved under reference MA/17/502714/FULL) (Part retrospective). **Application Permitted**
- 8.3.8 **23/502100/FULL Kings Oak Farm Crumps Lane Ulcombe Kent ME17 1EU**
Part conversion of existing barn and erection of single storey side extension to create visitors centre (resubmission of 21/501538/FULL).
Application Permitted
- 8.4 To consider any late planning matters. There were none.

9. Recreation Play Area/Car Park:

9.1 Inspections

9.1.1 To receive the annual RoSPA Inspection. Deferred.

9.1.2 To consider monthly quotations for monthly inspections of the play area. Deferred.

9.1.3 To consider the inspection and maintenance of benches in the recreation ground.
AGREED: Clerk will contact Ken Parish and ask if he would conduct a monthly visual inspection.

9.2 To consider the replacement of the roundabout and see saw . Deferred

9.3 To consider matters pertaining to the Village Hall.

9.3.1 To discuss the Village Hall Lease. Ongoing. Awaiting a response from the solicitors.

9.3.2 Any other matters pertaining to the Village Hall.

Proposal from a Village Hall Management Committee member to plant trees from around VH and car park up to the Eastwood Road pedestrian entrance.

AGREED: To defer to a later meeting. Councillors Robinson and Diamond to meet with the representative to discuss further.

9.4 To receive and consider any other matter pertaining to the recreation ground/car park.

9.4.1 Nitrous oxide gas containers were discarded in the recreation ground.

Members thanked Simon Odam for clearing the canisters and adjusting the Car Park CCTV.

9.4.2 To consider defibrillator and CPR training. Deferred.

10. SE Water- Recent drinking water supply shortages. To be discussed at a future date,

11. To consider the proposal from the Village Hall Management Committee (VHMC) for a new community hub.

AGREED: To discuss this when the details of the VMC lease have been established and if the VHMC has sufficient funds for the project.

12. Correspondence:

12.1.1 To Table Items of Late Correspondence:

13.2.2 To Table items circulated:

12.2.1 D-Day Anniversary Guide to Taking Part

12.2.2 Boosting the local environment- Helen Whately

12.2.3 Highway Improvement Plans - Supporting Parish Councils - DHA

12.2.4 Mayor's Charity Scenic Cruise and Tour of Allington Castle - 2 October

12.2.5 Openreach - Temporary Road Closure - Pye Corner, Ulcombe - 16th October 2023 (Maidstone District)

12.2.6 MBC Planning Training Programme 2023/24

12.2.7 South East Water - Temporary Road Closure - Headcorn Road, Ulcombe - 25th September 2023 (Maidstone District)

12.2.8 Letter from resident re MBC Planning Committee

All correspondence was noted.

13. To consider meetings dates for 2024. Deferred.

14. Agenda Items for the next meeting 2023

15. Consideration of items to be taken in private (Exclusion of Public and Press):

There are only a few reasons as to why, legally, the public and press can be excluded from a meeting. The Public Bodies (Admission to Meetings) Act 1960 Sec 1 (2) states "A body may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies." It is generally considered acceptable to exclude the press and public if the agenda item relates to the consideration of tenders, leases, purchases of assets, for matters relating to staffing covered by the Data Protection Act and to consider complaints against the council or a code of conduct complaint.

There were no matters to be considered.

Dates of future meetings. 2nd November 2023

Signed on behalf of the Parish Council

Signature:

Date:

Chairman: