



ULCOMBE PARISH COUNCIL

Minutes of the Parish Council Meeting held on Thursday 1st September 2022 7:15 pm in Ulcombe Village Hall

Present: Parish Cllrs R Robinson (Chairman): L Easton, M Lingwood, I Moir, P Titchener.

Also present: I Bowie (Clerk) and members of the public.

PRIOR TO THE START OF THE MEETING:

Representations from the general public will be taken for a period up to fifteen minutes before the opening of the formal meeting. Individuals may speak for up to three minutes at the discretion of the Chairman. The minute book will be closed.

- Members of the public spoke regarding planning application 22/502738/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA (Submission of Amended Plans)
- Ulcombe Hill Road – road closures. Concerns were raised regarding the duration and inconvenience caused by the extensive road works and subsequent closures. Concerns were also raised regarding lack of appropriate signage .
- Request for HGV signage for Stickfast Lane

To receive reports from (if present): Kent County Councillor Cllr Prendergast; Maidstone Borough Councillor Cllr Trzebinski; PCSO Boyd - Police and Crime Report .

Cllr Trzebinski gave an update on current actions from MBC including the reduction in fly tipping, 1000 homes purchasing is under way, Go Green information centre in Maidstone and that the proposed bus cuts have been postponed.

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. Apologies and the reason given were accepted from Cllr Lovegrove

1.2 **Declaration of Changes to the Register of Interests.**

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.**

Cllrs Lingwood and Easton declared a non-pecuniary interest in agenda item 8.1.5 Cllr Lingwood declared a non-pecuniary interest in agenda item 8.1.2

1.4 **Requests for Dispensations.** There were none

1.5 **Declarations of Lobbying.** All councillors had been lobbied on 8.1.5

1.6 **Declarations of Intention to Record.** Cllr Titchener and the Clerk declared they were recording the meeting.

2. **Consideration of items to be taken in private (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. It was AGREED that a policy re: The Death of a Senior Royal would be discussed

3. Minutes of the Parish Council Meeting:

It was RESOLVED that the minutes of the Parish Council Meeting held on 30th June 2022 were confirmed as a correct record and signed by the Chairman

4. Matters arising from the minutes (not included in other agenda items):

5. Finance:

5.1 To note receipts of Income: These were noted

5.2 It was RESOLVED that the payments on the schedule were authorised.

Payment	Payee	Description	
2267	HMRC Q1	110.20 x 3	330.60
2268	Total Accounting	Internal Audit Fee	180.00
2269	Satswana	External DPO Fee	180.00
2270	KALC	2 x Planning Training Workshops (2@£60)	120.00
2271	Commercial Trading	Grounds Maintenance April, May June 2022	768.59
2272	Playsafet Ltd	annual RoSPA Inspection Play area	109.20
2273	Ulcombe Village Hall	Water and Electricity Costs Toilet Block Jan-March 2022	57.22
2274	DM Payroll Services	Payroll Services	60.00
2275	Unity Bank	Opening New Account	500.00
DD	Hugo Fox	Annual Website Hosting Fee	287.86
DD	Ionos	Emails and Website Provider	30.00

- 5.3 Investment Policy/ Reserves Policy. It was RESOLVED to defer to this item to a finance meeting on the 3rd November 2022
- 5.4 Banking Update. The Banking Mandate for Unity Bank was signed by those present,
- 5.5 SAAA 2022 Opt-out. It was RESOLVED that the parish council would not opt-out of the SAAA

6. Highways:

- 6.1 Highways Improvement Plan (HiP)– It was AGREED to review the HIP at the November meeting
- 6.2 To receive the parish portal report: The report was received. Members of the public were encouraged to report issues on the highways via the KCC Highways portal <https://www.kent.gov.uk/roads-and-travel/report-a-problem>
- 6.3 KCC Lorry Watch – No Report
- 6.4 To consider any other Highways matters
- 6.4.1 School Bus Service Ulcombe Hill Road Closures – Cllr Robinson gave an update that A temporary bus shuttle will be provided for the school children of Ulcombe.
- 6.4.2 Road Closures. Discussed under public participation
- 6.4.3 Removal of KCC Subsidy for no 59 bus. MBC Cllr Trzebinski had informed the parish council that decision this had been postponed and that a full KCC meeting would be held to discuss the possibility of reversing the decision .

7. To receive reports from:

- 7.1 Chairman Ulcombe Parish Council Cllr Robinson
The Chairmans report had been covered under previous agenda items.
- 7.2 Footpath Warden Report R. Banham No Report
- 7.3 Ulcombe Community Resilience Group: It was reported that due to the cost of living increase the cost of supplies had increased and that the group would reassess the impact of this on their budget. It was reported that an approach would be made to local landowners for assistance with building the shelter for the flood supplies.

8. Planning:

- 8.1 To consider the following applications:
- 8.1.1 22/503706/FULL 2 Hill Farm Cottages Lenham Road Ulcombe Kent ME17 1LT
Demolition of shed and log store and the erection of a single storey garage.

- UPC No Objection
- 8.1.2 APP/U2235/W/22/3303871 Woodview, Lenham Road, Kingswood ME17 1LU
It was noted that the appeal had not yet been officially received by the parish council from Maidstone Borough Council. The document was noted.
Cllr Linwood declared a non-pecuniary interest
- 8.1.3 22/503974/FULL Little Jubilee Farm Stickfast Lane Ulcombe Maidstone Kent ME17 1HA
Creation of connecting path from two existing parking bays to the converted Grain Store permitted under prior notification ref:18/505580/PNQCLA and creation of private amenity space around the converted building.
UPC No Objection
- 8.1.4 22/503815/SUB Barn At Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG
Submission of details pursuant to conditions 6 (details of materials) and 7 (hard and soft landscaping scheme) of application 22/500871/FULL.
UPC No Objection
- 8.1.5 22/502738/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA (Submission of Amended Plans)
Erection of a two storey side and rear extension with detached garage (Resubmission-21/504328/FULL).
Cllrs Easton and Lingwood having declared a non-pecuniary interest did not participate in the discussion and did not vote. UPC Objection
- 8.2 To table planning applications dealt with since last meeting:
- 8.2.1 22/502950/FULL Charlotte Cottage The Street Ulcombe Maidstone Kent ME17 1DT
Demolition of existing shed and erection of a first floor and single storey rear extension (Resubmission 22/500368/FULL).
- 8.2.2 22/502828/FULL Street Cottage The Street Ulcombe Kent ME17 1DU
Erection of a single storey oak framed rear extension.
- 8.3 To table decisions by MBC Planning Authority:
- 8.3.1 22/502828/FULL Street Cottage The Street Ulcombe Kent ME17 1DU
Application Permitted
- 8.3.2 22/502585/FULL The Oaklands Lenham Road Headcorn Kent TN27 9LE
Demolition of existing day room and erection of replacement day room.
Application Refused
- 8.3.3 22/502417/SUB Barn At Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG
Decision Split - Part Allowed/Part Refused
- 8.3.4 22/502396/FULL Hillcroft Ulcombe Hill Ulcombe Kent ME17 1DJ
Creation of a sand school horse training area for private use.
Application Permitted
- 8.3.5 22/502311/FULL Hillcroft Ulcombe Hill Ulcombe Kent ME17 1DJ
Erection of a 3 bay garage with games room and storage above with access D
Application Refused
- 8.3.6 22/502331/PNAA Hilltop Lenham Road Harrietsham Maidstone Kent ME17 1NA
Prior notification for the enlargement of a dwellinghouse consisting of one additional storey with a maximum height of 7.59 metres. For its prior approval for:
Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light - The external appearance of the dwellinghouse, including the design and architectural features of: the principal elevation of the dwellinghouse, and any side elevation of the dwellinghouse that fronts a highway - Air traffic and defence asset impacts of the development. Application Refused
- 22/501393/LDCEX Land Rear Of The Oaks Lenham Road Kingswood Kent ME17 1LU
Lawful Development Certificate (Existing) for erection of a barn for the storage of machinery and equipment used for the maintenance of the agricultural land and woodland. Application Refused
- 8.5 To receive feedback from the Pre-Application Working Group:
It was reported that there would be a Public Consultation on the 19th September by Esquire Developments regarding a potential development of 20 houses on the 'Land to the rear of Chestnut Close'. It was noted that the event was not organised by the parish council.

The group gave an update on a meeting regarding interest from the landowner and a developer regarding land at Chestnut Close. It was reported that this was at a very preliminary stage. The group reminded Cllrs that they do not advise or make decisions and that there is no requirement for landowners or developers to discuss their plans with them prior to submitting a planning application.

9. Recreation Play Area/Car Park:

- 9.1 To receive the Monthly Inspection Report from Maidstone Borough Council/ parish council and to consider any actions to be taken. The report was received and noted. Cllr Eastwood gave her report.
- 9.2 To receive an update and recommendations from the Recreation Ground Committee
 - 9.2.1 Tree Survey report. It was RESOLVED to proceed with a quotation for the works as identified in the tree report by Bartletts. Clerk to notify the contractor. Thanks were extended to Mr Odam for his assistance with the cutting down of fallen/damaged tree branches.
 - 9.2.2 Parish Pump Update- It was RESOLVED to pay £250 for the collection and transportation of the pump to the museum.
 - 9.2.3 Village Maintenance. It was AGREED that this would be via a contractor and that quotes would be sought and discussed at the November meeting. It was AGREED that a schedule of works would be compiled
 - 9.2.4 Bike Rack for recreation ground- The exact location of the bike rack would be agreed with the VHMC. It was RESOLVED that the parish council would purchase a bike rack.
 - 9.2.5 Provision of a skip for the clearance of the Pavilion . It was reported that the Chairman would progress this.
 - 9.2.6 Defibrillator Maintenance and Training. It was AGREED that training dates would be sought from Kent Fire and Rescue.
 - 9.2.7 CCTV – There were no objections to CCTV coverage of the car park.
 - 9.2.7 To receive any other recommendations:
It was RESOLVED that Cllr Titchener would be the substitute member of the Recreation Ground Committee.
- 9.3 To consider matters pertaining to the Village Hall. Cupboards for parish council usage at the Village Hall. It was AGREED to accept the quotation from the VHMC.

10. Policy Review:

- 10.1 Standing Orders. Deferred to 3rd November
- 10.2 Financial Regulations. Deferred to 3rd November
- 10.3 Grants Policy. It was RESOLVED to adopt the grants policy

11. Correspondence:

- 11.1.1 To Table Items of Late Correspondence: Email from a resident regarding a grant for a Community Drop In at the Village Hall.
- 11.2.2 To Table items circulated:
 - 11.2.1 Roundtable discussion with Helen Whately and Maidstone Parish Councils in Faversham and Mid Kent
 - 11.2.2 Kent's Plan Bee July 2022 Newsletter
 - 11.2.3 Parish Online Newsletter
 - 11.2.4 KCC BUDGET CONSULTATION 2023-2024
 - 11.2.5 THE GREAT BIG GREEN WEEK - 24TH SEPTEMBER - 2ND OCTOBER 2022
 - 11.2.6 Planning Training MBC 2022/23

12. Local Government Boundary Commission Consultation:

It was AGREED that the Chairman would respond that there were no objections to the proposals as they pertained to Ulcombe.

Consideration of items to be taken in private (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.

It was RESOLVED to adopt the Death of a Senior Royal Policy.

There being no further business to be transacted the Chairman closed the meeting at 9:29 pm

Signed :

Chairman:

Date: