ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 1 October 2026 at 7.15pm at Ulcombe Village Hall.

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

There was 1 resident present.

1. **(a) Apologies for absence** Cllr Charlton. Borough Councillor Round.
   (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 None were received.

2. **Public Session**

   A resident thanked the Parish Council for the work that they do for the village and for hosting the recent meeting with residents and South East Water.

3. **The Minutes** of the meeting held on 6 August 2026. It was RESOLVED that the minutes were taken as read, 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. The notes of the meeting with South East Water have now been received. These will be kept on file and made available upon request. An update from SE Water is expected in November/December.

6. **Planning**

(a) The following applications were received for consideration:-

APPLICATION REF: 26/503491/PNQCLA: Address: Roydon Farm Pye Corner Ulcombe Kent ME17 1EG Proposal: Prior notification for the change of use of barn and any land within its curtilage from agricultural to one 2-bedroom 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 dwellinghouse. It was RESOLVED to offer no comment on this application.

APPLICATION REF: 26/503255/FULL PROPOSAL: Change of use of 2no. agricultural buildings to 1no.residential dwelling, including demolition of existing cowshed and bullpen, erection of a detached carbarn/annexe, and associated parking and amenity garden(revised scheme to 25/501067/PNQCLA for conversion of buildings to 2no. dwellings). ADDRESS: Mansion House Barns Crumps Lane Ulcombe Kent ME17 1EX. It was RESOLVED to approve this application.

APPLICATION REF: 25/505188/OUT PROPOSAL: Outline planning application for the erection of up to 192 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access. ADDRESS Land at Lenham Rd - Headcorn Lenham Road Headcorn Kent TN27 9AF (Amended details). It was RESOLVED to update our previous comments.

APPLICATION REF: 26/503004/FULL PROPOSAL: Change of use from tourist to Gypsy and Traveller site, including removal of existing 6no. static units and replacement with 14no. static units, erection of a communal day room and facility block, 14no. touring caravan spaces, and 28no. parking spaces (2no. per unit). ADDRESS River Wood Chegworth Lane Harrietsham Kent ME17 1DB. It was RESOLVED to support Harrietsham Parish Council's refusal of this application.

(b) The following planning appeal have been received for consideration.
APPLICATION REF: 25/503438/FULL Land at Eastwood Road, Ulcombe. PROPOSAL: Erection of 20(no) dwellings (including 8(no) affordable dwellings), with 51(no)parking spaces, open space and landscape buffering with access from Eastwood Road. Pins Reference 6015366. The deadline for comments to the Planning Inspectorate is 20 October 2026. It was RESOLVED to submit additional comments.

(c) The following planning decisions were received from Maidstone Borough Council.
APPLICATION REF: 26/502132/FULL PROPOSAL: Erection of replacement of fire damaged dwelling (self-build) with detached garage and cart barn, landscaping and associated works. ADDRESS: Eastwood House Eastwood Road Ulcombe Kent ME17 1EJ. **APPROVED**

7. **Finance**

(a) No receipts of income have been received.

(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	23.12
002555	F A Bartlett	Tree Survey	960.00

002556	Hopkins	Defib Battery Replacement	117.90
002557	H Anderson	Salary & Expenses	661.00
002558	HMRC	Tax & NI	226.81
DD	Hugo Fox	Clerk Email Address	2.99
DD	IONOS	Councillor Email Addresses	36.00
DD	EDF Energy	Pavilion Electricity	23.13
002559	Ulcombe Village Hall	Hall Hire	71.50
002560	T Sharp	Travel Expenses	18.60
002561	H Anderson	Salary & Expenses	668.48
002562	HMRC	Tax & NI	226.61
002563	Amesis	Street Cleaning	409.74
Total			**£3,484.87**

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 1 October was £4,728.67 for the main current account, £106.03 for the deposit account and £53,512.83 for the 95 day liquidity account. It was RESOLVED to transfer £15,000 from the 95 day reserve account to the main current account.
(d) The quarterly budget was presented and agreed.
(e) The conclusion of audit for the year ended 31 March 2026 was received. No issues were identified in Section 1 and 2. The Council has however been advised to familiarise themselves with an amendment to the Practitioners Guide 2026/27 in respect of changes to Section 2 Box 11 Trust Fund Transactions (Our answer will read 'No').
(f) The NALC Salary awards for 2026/27 were received and noted.

8. **Correspondence**

(a) A request was received from Broomfield and Kingswood Parish Council to borrow our Speedwatch equipment. It was RESOLVED that the loan of equipment be granted. The clerk to liaise.
(b) Notification has been received from Maidstone Borough Council regarding planning training on 5 October 2026 via TEAMS.
(c) Notification of KALC training courses has been received and noted.

9. **Play Area/Recreation Ground**

(a) The play area inspection report was received from the clerk. No issues have been identified.
(b) It was RESOLVED to accept a quote for a new entrance sign.
(c) The tree survey report had not been received prior to the meeting as expected. This matter was therefore deferred.

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

Agenda Item – Water Policy (Cllr Diamond to provide a draft copy)

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.

11. It was RESOLVED that the Chairman and Clerk of the Parish Council, and two Covenanters, should sign a Restrictive Covenant to protect the Ulcombe Recreation Ground, as listed in the Title Deed TT6733

The Meeting closed at 9.15pm

Approved by: **Date:**