

# ULCOMBE PARISH COUNCIL

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## **Minutes of an Extraordinary Meeting held on Monday, 20 October 2025 at 6.15pm at Ulcombe Village Hall.**

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

There were 16 residents present. County Councillor Emberson and Esquire Developments.

1.
  - (a) **Apologies for absence** were received and accepted from Cllr Boland (Work Commitments). Borough Councillor Trzebinski also tendered his 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** None were received

## 2. **Public Session**

No items were raised.

## 3. **Planning**

- (a) The following planning applications were considered:-

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. It was RESOLVED that the application be refused and to be sent to the planning committee if contrary to the officer's decision. (Vote: 1 for and 4 against).

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. It was RESOLVED that the application be approved.

APPLICATION REF: 25/503946/TPOA PROPOSAL: TPO application to carry out works on 3 Hornbeams, 1 Hawthorn and 1 Oak as per tree inspection, tree information and photos ADDRESS: Little Jubilee Farm, Stickfast Lane, Ulcombe Kent ME17 1HA. It was RESOLVED that the Council had no objection to this application and would offer a comment.

(c) The following planning appeals have been received:-

Proposal: Part Retrospective application for change of use of land for the stationing of 2no. static mobile homes, 1no. touring caravan and erection of a day room for Gypsy/Traveller occupation. Location: Vale End The Meadows Lenham Road. MBC reference 25/501997/FULL. PINS reference: APP/U2235/W/25/3373623. Deadline 13 November 2025.

Proposal: Change of use of land to provide a single pitch, comprising a static home and touring caravan pitch, for residential use by Gypsies or Travellers within an existing Gypsy and Traveller site (Part retrospective). Location: Annies Garden Plot 2 The Meadows Lenham Road. MBC reference 24/504858/FULL PINS reference: APP/U2235/W/25/3373621. Deadline 11 November 2025.

Proposal: Retrospective change of use of the land for the stationing of one additional static mobile home, and one additional touring caravan and day room for Gypsy /Traveller occupation. Location: Oakview Lenham Road Headcorn. MBC reference 25/500673/FULL PINS reference: APP/U2235/W/25/3373626. Deadline 10 November 2025.

It was RESOLVED to submit further comments to the Planning Inspectorate on the above appeals.

(d) The Meeting closed at 6.45pm

**Approved by:**

**Date:**