



ULCOMBE PARISH COUNCIL

SUMMONS

To all Members of the Parish Council In accordance with the requirements of the Local Government Act 1972, you are hereby summoned to attend a meeting of Ulcombe Parish Council on **Thursday 7th March 2024 at 7.15 p.m.** The meeting will be held in the Ulcombe Village Hall Headcorn Rd, Maidstone ME17 1EB

Irene Bowie

Clerk to the Council

clerk@ulcombeparishcouncil.co.uk

29th February 2024

NOTICE OF MEETING

Public Notice of the meeting has been given in accordance with schedule 12, Para 10(2) of the Local Government Act 1972. The Meeting is open to the press and public.

AGENDA

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.**
- 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.**
- 1.4 **Requests for Dispensations.**
- 1.5 **Declarations of Lobbying.**

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.

3. Reports from external parties (if present).

- 3.1.1 Reports from County Councillor, Borough Councillor, Community Warden and Police Representatives, if present.
- 3.1.2 To receive a report from Jarvis Homes following the public meeting held on 22nd February 2024
- 3.1.3 To receive a report from Esquire Developments following the public meeting held on 29th February 2024

4. To receive reports from:

- 4.1 Chairman Ulcombe Parish Council Cllr Robinson
- 4.2 Parish Clerk (on matters not included in other agenda items) Irene Bowie
- 4.3 Councillor's Reports

5. Minutes of the Parish Council Meeting:

To resolve that, the minutes of the Parish Council Meeting held on the 11th January 2024 are to be taken as read and confirmed as a correct record and signed by the Chairman.

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6. **Finance:**
 - 6.1 To authorise payments on the schedule (to be provided at the meeting):
 - 6.2 To consider a Grant request from All Saints Church Ulcombe
 - 6.3 To consider any late financial matters.

7. **Highways:**
 - 7.1 To receive the parish portal report.
 - 7.2 To consider any other Highways matters

8. **Planning:**
 - 8.1 To consider the following applications:
 - 8.1.1 **24/500222/OUT Land At And To The East Of Headcorn Road Ulcombe Kent**
Outline application (with all matters reserved except for access) for a residential development of up to 25 dwellings, with vehicle access to be taken from Headcorn Road only.
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S7EX6FTYFRIO>
 - 8.1.2 **24/500559/LBC Pepper Box Inn Windmill Hill Ulcombe Maidstone Kent ME17 1LP**
Listed Building Consent for external works including the demolition of existing external steps and instalment of new accessible ramp access, erection of a new dwarf wall with flower beds behind, and a timber screen to kitchen area.
<https://pa.midkent.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=S8KW8RTYIYG00>
 - 8.1.3 **24/500414/SUB Golden Oaks Pye Corner Ulcombe Kent ME17 1ED**
Submission of Details pursuant to condition 7 (landscaping scheme), 9 (biodiversity enhancements) and 10 (renewable energy) of application 23/503722/FULL.
<https://pa.midkent.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=S82ZW7TYHLA00>
 - 8.1.4 **24/500401/SUB Land Adjacent To The Hawthorns Pye Corner Ulcombe Kent ME17 1EF**
Submission of details to discharge condition 6 (site development scheme) of planning application 23/504294/FULL.
<https://pa.midkent.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=S82LXDITYHI80>
 - 8.1.5 **APPEAL 23/500218/FULL 23/500218/FULL Neverend Farm Pye Corner Ulcombe Kent ME17 1EF**
Use of land for siting and residential use of mobile home (Retrospective application)
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RO9SUDTYI2JO0>
 - 8.1.6 **24/500689/FULL Upper Boy Court Oast Boy Court Lane Headcorn Kent TN27 9LA**
Erection of an outbuilding to provide a greenhouse, potting shed, gym, general storage, and a home office/art studio, on existing concrete base, ancillary to main dwelling.
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=S93EXVTYK8500&activeTab=summary>
 - 8.2 To table and validate planning applications dealt with since last meeting :
 - 8.2.1 **24/500004/FULL Kent Farmhouse Crumps Lane Ulcombe Kent ME17 1EX**
Retrospective application following approval: 22/500209/FULL for demolition of existing conservatory and front porch, and erection of a part two storey, part first floor rear extension, single storey side garden room, and replacement front porch.
UPC No Objection
 - 8.2.2 **23/505751/FULL Chegworth Mill Farm Chegworth Road Harrietsham Kent ME17 1DD**
Change of use of arable field to an 8no. pitch glamping site comprising 3no. yurts,

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4no. safari tents and 1no. shepherds hut, including erection of a farm shop with associated storage, staff welfare facilities, and provision of WC/shower facilities for glamping tourists, with associated solar panels, parking, access and infrastructure.

UPB Objection (By Majority)

- 8.2.3 **23/505185/FULL Tilmangate House Windmill Hill Ulcombe Kent ME17 1LP**
Conversion and alterations to existing double garage for a granny annexe.
UPC No Objection

- 8.2.4 **24/500012/FULL Ulcombe Place Ulcombe Hill Ulcombe Kent ME17 1DN**
Proposed installation of a tennis court, pond and new access gate to the grassland field and landscape enhancement and planting.
UPC No Objection

- 8.3 To table decisions by Maidstone Borough Council (MBC) since the last meeting.

- 8.3.1 **23/505329/FULL East Kent Farm Crumps Lane Ulcombe Kent ME17 1EX**
Retrospective application for the erection of a lambing shed.
Application Permitted

- 8.3.2 **23/505185/FULL Tilmangate House Windmill Hill Ulcombe Kent ME17 1LP**
Conversion and alterations to existing double garage for a granny annexe.
Application Permitted

- 8.3.3 **23/505363/FULL Caravan 2 Hawthorn Farm Pye Corner Ulcombe Maidstone Kent ME17 1EF**
Erection of 2no. day rooms to serve 2no. Gypsy and Traveller pitches (approved under reference 17/502714/FULL).
Application Refused

- 8.4 To consider any late planning matters.

9. To validate the appointment of Gullands Solicitors LLP Maidstone as the Parish Council Solicitors.

10. Recreation Play Area/Car Park:

- 10.1 To consider the inspection and maintenance of benches in the recreation ground

- 10.2 To consider matters pertaining to the Village Hall.

- 10.2.1 To discuss the Village Hall Lease - update

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

11. Correspondence:

- 11.1.1 To Table Items of Late Correspondence:

- 11.2.2 To Table items circulated:

- 11.2.1 Headcorn Residents Letter re Rubbish along Lenham Road

- 11.2.2 Residents email regarding Meeting Regarding Potential Developments in Ulcombe

- 11.2.3 Jarvis Homes Posters

- 11.2.4 Local Government Elections - Thursday 2 May 2024

12. Agenda Items for the next meeting

13. 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

- 13.1 To consider legal advice regarding the Recreation Ground and Village Hall Lease**