

# ULCOMBE PARISH COUNCIL

## Minutes of the Meeting held on Thursday 2nd September 2021 at 7.15pm in the Village Hall

It was AGREED that Cllr Robinson would take the minutes of the meeting.

Present: Parish Cllrs F Kenward (Chairman); R Robinson; M Lingwood; M Lovegrove; P Titchner

**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. There were no representations from members of the public present*

### 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 were received and the reason given accepted from Cllrs I Moir & B Stacey . Apologies were also received from I Bowie (Clerk), MBC Cllr Z Trzebinski, KCC Cllr Prendergast

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.** Cllrs Kenward, Lingwood & Robinson made declaration. Cllr Titchner recorded 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. There were none

### 3. Minutes of the Parish Council Meeting:

It was RESOLVED that the minutes of the Parish Council Meeting held on 24<sup>th</sup> June 2021 were confirmed as a correct record and signed by the Chairman.

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

5.1 Parish Council and Parish Councillor Document Retention:

5.2 It was RESOLVED that Rhian Banham would continue as Footpath Warden and Speed Watch Coordinator

### 6. Finance:

6.1 To note receipts of Income:

6.2 To authorise payments on the schedule. It was RESOLVED to approve the payments.

6.3 To confirm bank reconciliation: This item was deferred to the next meeting on 4th November 2021

6.4 To consider the purchase of a Noticeboard: It was RESOLVED to purchase a noticeboard up to the value of £2142

6.5 To consider a grant request All Saints Church Floodlights: It was RESOLVED to give the grant for All Saints Church Floodlights

6.6 Village Hall Insurance: Cllrs Lovegrove & Robinson updated. No further action

### 7. To receive an update and consider any parish council actions with regards to the Flooding in

**Ulcombe:** Cllr Kenward thanked Paul McCrery for his assistance. A village meeting will take place on 30th September 2021. It was AGREED that Cllr Kenward would contact KCC Stream & Ditch team. It was AGREED that the Parish Council would ask villagers for help completing an Emergency Plan.

### 8. Highways:

8.1 To receive the KCC Speed Survey: The report was received

8.2 To consider any other Highways matters

9. To receive reports from:

- |     |  |                       |
|-----|--|-----------------------|
| 9.1 | Chairman Ulcombe Parish Council  | Cllr Kenward          |
|     | The Chairman reported on the aftermath of the flooding in Ulcombe. The police surgery on that was held on 17th July 2021. Meeting with MBC regarding Gypsy & Traveller sites |                       |
| 9.2 | District Councillor  | MBC Cllr Trzebinski   |
|     | No report given  |                       |
| 9.3 | Kent County Councillor   | KCC Cllr Prendergast  |
|     | No report given  |                       |
| 9.4 | Footpath Warden Report   | R. Banham             |
|     | R. Banham reported on the condition of the footpaths in the parish   |                       |
| 9.5 | Police and Crime Report  | PCSO Boyd             |
|     | The Chairman gave the report. The proposed PCSO reshuffle is not on hold. There was a report of Antisocial Behaviour in Crumps Lane  |                       |
| 9.6 | Community Warden Report  | D Riach-Brown         |
|     | There was no report  |                       |
| 9.7 | KALC   | Cllrs Lingwood/Stacey |
|     | Cllr Lingwood reported. KALC had discussed the PCSO reorganisation   |                       |

10. Planning:

- 10.1 To consider the following applications:
- 10.1.1 21/504212/FULL Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN  
Change of use and conversion of 'The Old Stables' and part of 'The Calf Shed' to a two bedroom dwelling. **UPC NO OBJECTION**
- 10.1.2 21/504328/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA  
Erection of a two storey side and rear extension and a new double garage with garden equipment area. **UPC Objection and for application to be called in to MBC Planning Committee if Planning Officer did not agree**
- 10.1.3 21/504263/P20ZA Industrial Unit To The Rear Of Hillcroft Ulcombe Hill Ulcombe Maidstone Kent ME17 1DJ  
Prior Notification for the demolition of existing industrial building and erection of a detached dwelling, and the operations proposed under paragraph ZA(3) (a) to (j) - Operations reasonably necessary for demolition and construction, removal of plant servicing, disconnection of services, removal of means of access/ egress, removal of storage and waste, installation of plant and installation of services to the new building, access to and egress from the new building, including means of escape from fire, storage, waste or other ancillary facilities to support the new building, The use of scaffolding and other temporary structures. For it's prior approval to: Transport and highways impacts, Contamination risks, Flooding risks in relation to the new building, Design, External appearance, Provision of adequate natural light in all habitable rooms, Impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light, noise from any commercial premises on the intended occupiers, Impact on business and new residents of the developments introduction of, or increase in residential use in the area in which the development is to take place, heritage and archaeology, Method of demolition of the old building, Plans for landscaping, including the planting and maintenance of shrubs and trees, and any, Air traffic and defence asset impacts of the development. **UPC OBJECTION**
- 10.1.4 21/504131/FULL Glenville House The Street Ulcombe Kent ME17 1DU  
Demolition of workshop, conservatory, utility room, Kitchen, garage and 2no. greenhouses. Erection of a part single, part two storey rear extension including a Juliet balcony and insertion of rooflights. Creation of new vehicular access to rear garden, erection of 1no. detached outbuilding and placement of oil tank. **UPC NO OBJECTION**
- 10.2 To table planning applications dealt with since last meeting:
- 10.2.1 21/503726/FULL Oak House The Street Ulcombe ME17 1DU  
Erection of a single storey front extension. **UPC No Objection**

- 10.2.2 21/503223/FULL The Oaklands Lenham Road Headcorn Ashford Kent TN27 9LE  
Retrospective application for siting of 1no. additional mobile home and 1no. additional  
tourer (resubmission of 20/502133/FULL). UPC Objection
- 21/503478/FULL Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN  
Proposal Change of use and conversion of existing agricultural building to a  
residential dwelling, including internal and external alterations, the provision of a larger  
residential curtilage and the demolition of existing single storey office. UPC No Objection
- 10.3 To receive an update on any outstanding planning applications and results:
- 10.3.1 21/502162/FULL Acorn House Lenham Road Kingswood Kent ME17 1LU Demolition  
of existing rear extension and shed. Conversion of integral garage into habitable space.  
Erection of two storey front and rear extensions including rear balcony and alterations to  
fenestration (revised scheme: 19/505500/FULL).  
Application Permitted
- 10.3.2 21/502086/FULL Renewal of planning permission 18/502084/FULL for the conversion of  
outbuilding into ancillary accommodation including external alterations.  
Application Permitted
- 10.3.3 21/503016/FULL Orchard House The Street Ulcombe Maidstone Kent ME17 1DR  
Erection of a 5 no. bedroom dwelling. Amendment to west street facing garage wall and  
roof. (Part Retrospective) (Revision to 20/503329/FULL)  
Application Permitted
- 10.3.4 21/502612/FULL Stonehall Farm Bungalow Headcorn Road Ulcombe Maidstone Kent ME17  
1HD Creation of equestrian menage for private use.  
Application Permitted
- 10.3.5 21/502505/FULL Plumtree Park Pye Corner Ulcombe Kent ME17 1EF Stationing of 6no.  
additional mobile homes on traveller site with associated parking.  
Application Refused
- 10.3.6 21/501975/P20ZA Industrial Unit Rear Of Hillcroft Ulcombe Hill Ulcombe Maidstone Kent  
ME17 1DN  
Prior Notification for the demolition of existing industrial building and erection of a  
detached dwelling, and the operations proposed under paragraph ZA(3) (a) to (j) -  
Operations reasonably necessary for demolition and construction, removal of plant  
servicing, disconnection of services, removal of means of access/ egress, removal of storage  
and waste, installation of plant and installation of services to the new building, access to  
and egress from the new building, including means of escape from fire, storage, waste or  
other ancillary facilities to support the new building, The use of scaffolding and other  
temporary structures. For it's prior approval to: Transport and highways impacts,  
Contamination risks, Flooding risks in relation to the new building, Design, External  
appearance, Provision of adequate natural light in all habitable rooms, Impact of the  
development on the amenity of the new building and of neighbouring premises, including  
overlooking, privacy and light, noise from any commercial premises on the intended  
occupiers, Impact on business and new residents of the developments introduction of, or  
increase in residential use in the area in which the development is to take place, heritage  
and archaeology, Method of demolition of the old building, Plans for landscaping, including  
the planting and maintenance of shrubs and trees, and any, Air traffic and defence asset  
impacts of the development.  
Prior Approval Refused
- 10.3.7 21/502603/FULL Barn At Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG  
Demolition of existing barn and lean-to. Erection of 3no. dwellings with associated access,  
Application Permitted
- 10.4 To receive late planning applications and other late planning matters:
- 10.4.1 21/504647/FULL Church Farm Ulcombe Hill Ulcombe Kent  
Change of use and conversion of The Ladder Shed to form a single dwelling, including  
internal and external alterations (revised scheme to 19/502089/PNQCLA). **UPC NO  
OBJECTION**
- 10.4.2 21/504529/SUB Kings Oak Farm Crumps Lane Ulcombe Kent ME17 1EU  
Submission of details pursuant to conditions: 2 (materials); 6 (landscaping); 8 (method of  
foul sewage treatment) for planning permission 19/505341/FULL. Cllr Robins on declared

an interest and did not discuss or vote. The application was discussed

10.5 To receive feedback from the Pre-Application Working Group: There was no update

**11. Recreation Play Area/Car Park:**

11.1 To receive the Monthly Inspection Report from Maidstone Borough Council/ parish council and to consider any actions to be taken: The report was received. It was RESOLVED to purchase a new swing seat

11.2 To receive an update and recommendations from the Recreation Committee It was AGREED that Cllr Kenward would organise defibrillator training:

11.3 To receive an update on the Pavilion: Cllr Kenward reported that the cess pit will be emptied on 6th September 2021 depending on weather.

11.4 To consider matters pertaining to the Village Hall: There were none

**13. To receive and update on the annual Parish Meeting 9<sup>th</sup> September 2021**

**14. Correspondence:**

14.1 To Table Items of Late Correspondence:

14.2 To Table items circulated:

14.2.1 MBC Planning Committee Training 2021/22

14.2.2 Mayor's Charity 'Fish and Chip Supper' Cruise on the Kentish Lady - 3 September  
WAY AMBASSADORS - KENT DOWNS

14.2.3 KALC Events September 2021

14.2.4 KCC Consultation - KCC Household Waste Recycling Centres Booking System

All items of correspondence were noted

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. Enforcement Matters were discussed

Signed : *Fiona Kenward*

Chairman

Date: 4<sup>th</sup> November 2021