



ULCOMBE PARISH COUNCIL

Parish Office: C/o 16 Chaplin Drive, Headcorn TN27 9TN
Telephone: 07944 668802 Email: clerk@ulcombeparishcouncil.gov.uk

Notice of meeting of the Parish Council

Dear Sir / Madam

I give you notice that the Meeting of the PARISH COUNCIL for Ulcombe will be held at Ulcombe Village Hall on Thursday, 1 October 2026 at 7.15pm.

All members of the Council are summoned to attend, to consider and resolve upon the business to be discussed. The agenda is set out below.

(Parish Clerk)

24 September 2026

Members of the Public and Press are encouraged to come to the meetings, and there is an opportunity to address the Council.

BUSINESS TO BE TRANSACTED

1. (a) Apologies for absence received and confirmed by the Council.
(b) Declaration of 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.
(d) Requests for Dispensations.
(e) Declarations of Lobbying.
(f) To confirm whether anyone in attendance intends to record or film the meeting.
2. Public Session (Meeting adjourned – minute book closed). Chairman to invite members of the public to speak on any items of village concern. The duration of speaking time will be at the Chairman's discretion.
3. (a) To resolve that the minutes of the Council Meeting held on 6 August 2026 be taken as read, confirmed as a correct record and signed by the Chairman.
4. County Councillor and Borough Councillor Reports
5. To receive an update about progress of resolutions from the last meeting. (Information Only). To include an update on:-
 - (a) South East Water Meeting
6. **Planning**
 - (a) To consider any planning applications received for consideration up to the meeting date including:-

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

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 ME171EX

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).

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 (Harrietsham PC)

(b) To note any planning appeals received.

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. Deadline for comments to the Planning Inspectorate by 20 October 2026.

(c) To note planning decisions received from the Borough Council on recent applications.

7. Finance

- (a) To note Receipts of Income.
- (b) To authorise Payments listed on the schedule.
- (c) To receive the bank reconciliation.
- (d) Quarterly Budget Review
- (e) To receive the conclusion of audit for the year ended 31 March 2026 and to resolve any actions identified (if any) to be taken.
- (f) To note the NALC Salary Awards for 2026/2027

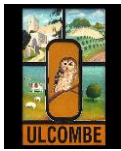
8. Correspondence

- (a) To receive an email from Broomfield and Kingswood Parish Council regarding the borrowing of our Speedwatch equipment.
- (b) To receive notification of a talk by MBC regarding Planning Changes on 14 September 2026 at 6pm via Microsoft Teams.
- (c) To receive notification of KALC Training

9. Play Area/Recreation Ground

- (a) To receive a Play Area Inspection Report.
- (b) To receive a quote for the new recreation ground entrance sign.
- (c) To receive the tree survey.

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.



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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. Recreation Ground – To resolve to agree the proposed legal document.