

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 4 June 2026 at 8pm at Ulcombe Village Hall.

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

There were 12 residents present.

Prior to the start of the meeting, Frances Crawford was presented with the KALC Community Award 2026 for her generosity and dedication to Ulcombe's community. Her ongoing support has greatly contributed to the success and unity of our village's activities and events.

Ulcombe Water Watch's founder, Patrick McGinley addressed the meeting and spoke in relation to the recent water outages in Ulcombe. He is asking residents to pass on their experiences so that this can be logged and then form part of a response to be presented to MP Katie Lam.

1. **(a) Apologies for absence** were received and accepted from Cllr Charlton and Cllr Sharp (Family Commitments).
(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 Cllr Titchener to record the meeting.

2. **Public Session**

No items were raised.

3. **The Minutes** of the meeting held on 4 June 2026. It was RESOLVED that the minutes were taken as read and 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.**

An update meeting was held with Kent County Councillor, Sarah Emberson and officers working on the flood project.

6. Planning

(a) The following planning applications were considered:-

APPLICATION REF: 26/501803/FULLPROPOSAL: Conversion of existing stables building to ancillary accommodation in relation to the installation of a swimming pool and the erection of 2no. pergolas. ADDRESS: Mansion Farm Knowle Hill Ulcombe Kent ME17 1ES. It was RESOLVED to approve this application.

APPLICATION REF: 26/501804/LBCPROPOSAL: Listed Building Consent for conversion of existing stables building to ancillary accommodation in relation to the installation of a swimming pool and the erection of 2no. pergolas. ADDRESS: Mansion Farm Knowle Hill Ulcombe Kent ME17 1ES. It was RESOLVED to approve this application.

(b) There were no planning appeals received for consideration.

(c) The following planning decisions were received from Maidstone Borough Council.

APPLICATION REF: 26/500904/FULLPROPOSAL: Conversion of existing porch into store and relocation of front door. ADDRESS: 1 Water Lane Cottages Water Lane Harrietsham Kent ME17 1DL. **APPROVED**

APPLICATION REF: 26/501073/PNQCLAPROPOSAL: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2no. dwellinghouses 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 dwellinghouses.

ADDRESS: Homesby Court, Windmill Hill, Ulcombe, Kent ME17 1EP. **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	22.40
002541	Safer Play	Subscription/iPad	737.04
002542	H Anderson	Salary & Expenses	818.64
002543	HMRC	Tax & NI	226.61
Total			<u>£1,843.68</u>

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 1 June 2026 was £11,019.74 for the main current account, £105.72 for the deposit account and £53,066.14 for the 95 day liquidity account.

8. Play Area/Recreation Ground

(a) A play area inspection report was received from Sovereign Playgrounds. There were no actions to be taken.

(b) It was RESOLVED to purchase two further No Dog Signs. It was also agreed to investigate updating the information signage at the main entrance.

(c) A draft lease agreement for Big Bear Football Club's use of the recreation ground was reviewed. It was RESOLVED that the level of use required was excessive and would have a detrimental impact on residents and users of the village hall. It was agreed that further discussions should take place.

9. Kent Highways

It was RESOLVED to update the Kent Highways Improvement Plan to include further works at Wents Crossroads and Pye Corner.

10. South East Water

It was RESOLVED that once Ulcombe Water Watch had collated their resident's impact report, then the Council would review and support its submission to Katie Lam MP.

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

There were no items raised.

The Meeting closed at 9.15pm

Approved by:

Date: