

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 2 July 2026 at 7.15pm at Ulcombe Village Hall.

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

County Councillor Emberson. There were 2 residents present.

1.
 - (a) **Apologies for absence** None were received.
 - (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 recorded 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** – Cllr Emberson gave a short report to include details of the KCC Water Shortage Focus Enquiry and also the upcoming budget consultation for 2027/2028.

Borough Councillor Report – No report was received.

5. **To receive an update about progress of resolutions from the last meeting.**

1. An update was given regarding the work carried out so far from the Ulcombe Water Watch's Impact Report.
2. Delivery is currently awaited for the two new no dog signs for the recreation ground

6. **Planning**

(a) The following planning applications were considered:-

APPLICATION REF: 26/502132/FULL PROPOSAL: Erection of replacement of fire damaged dwelling (self-build) with detached garage and cart barn, landscaping and associated works. ADDRESS: Eastwood House, Eastwood Road, Ulcombe, Kent

ME17 1EJ. It was RESOLVED for this application to be approved and be taken to the planning committee if contrary to the officer's decision.

APPLICATION REF: 26/502202/FULL PROPOSAL: Change of use of the existing arable land to the south of Chegworth Mill Farm to allow for a Glamping Site, comprising 8no. seasonal glamping units alongside the erection of a Farm Shop with associated storage, staff welfare facilities and provision of WC/shower and facilities with associated parking, access, and infrastructure including solar panels. ADDRESS: Chegworth Mill Farm, Chegworth Road, Harrietsham, Kent ME17 1DD. It was RESOLVED for this application to be refused and be taken to the planning committee if contrary to the officer's decision.

APPLICATION REF: 26/502170/FULL PROPOSAL: Change of use of land from residential (Use Class C3) to motor vehicle sales (Sui Generis), including erection of an office cabin and a shed, hardstanding for vehicle display and visitor parking with 15no. spaces, associated access arrangements, and boundary treatments. ADDRESS: Little Willows, Eastwood Road, Ulcombe, Kent ME17 1ET. It was RESOLVED for this application to be refused and be taken to the planning committee if contrary to the officer's decision.

APPLICATION REF: 26/502074/LBC PROPOSAL: Listed Building Consent for reinstatement of ceiling & walls where removed, reinstatement of staircase wall, existing floor joist & timber repair works, new wood flooring throughout with counter battening & floor insulation, rear & side patio site reduction works & new paving works with new rainwater & foul drainage works & proposed fire & acoustic improvement works. ADDRESS: The Harrow Inn, The Street, Ulcombe, Kent ME17 1DP. It was RESOLVED for this application to be approved and not to be taken to the planning committee if contrary to the officer's decision.

(b) No planning appeals have been received for consideration.

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

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.
WITHDRAWN

(d) The Maidstone Borough Council New Local Plan Call for Sites was noted. The deadline is 23 August 2026.

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	23.10

002544	Ulcombe Village Hall	Hall Hire	149.50
002545	Grammer Printers	Annual Report Printing	255.00
002542	H Anderson	Salary & Expenses	664.45
002543	HMRC	Tax & NI	226.81
Total			<u>£1,357.85</u>

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 1 July 2026 was £9,175.36 for the main current account, £105.80 for the deposit account and £53,181.05 for the 95 day liquidity account.

(d) The quarterly budget report was presented and agreed.

8. Correspondence

(a) It was RESOLVED not to change the day of the Parish Council meeting from a Thursday to a Wednesday, as per recent correspondence from Ulcombe Village Hall Management Committee.

9. Play Area/Recreation Ground

(a) A play area inspection report was received from the clerk. There were no actions to be taken with the equipment. Due to a mechanical equipment malfunction, the contractor was unable to trim the grass surrounding the equipment. This will be completed next week.

(b) It was RESOLVED that the template hire agreement be accepted for the hire of the recreation ground and associated facilities for football.

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.

Agenda Item – Recreation Ground Fencing

Agenda Item – Donation to Ulcombe Newsletter

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. Enforcement – A report was received from Cllr Titchener. This was noted.

The Meeting closed at 8.50pm

Approved by:

Date: