



## ULCOMBE PARISH COUNCIL

### Minutes of the Meeting held on Thursday 25<sup>th</sup> March 2021 at 7.15 pm

This meeting was held via Zoom under The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 in force to allow local authorities to conduct meetings remotely.

Present: Cllrs F Kenward (Chairman); R Robinson; M Lovegrove; I Moir; P Titchener; M Lingwood; B Stacey  
Also present: I Bowie (Clerk)

#### PRIOR TO THE START OF THE MEETING:

*To discuss, for a maximum of fifteen minutes, questions received by email from members of the public.  
The minute book will be closed*

#### 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 from KCC Cllr Predergast
- 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.** There were none
- 1.4 **Requests for Dispensations.** There were none
- 1.5 **Declarations of Lobbying.** There were none

#### 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.

Cllr Kenward proposed that agenda item 10.5 was taken in private, this was seconded by Cllr Moir. The vote was 6:1 in favour. It was therefore RESOLVED that agenda item 10.5 was taken in private.

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

It was RESOLVED that the minutes of the Parish Council Meeting held on the 21<sup>st</sup> January 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 Website Update: The Clerk reported that the website was progressing.

#### 6. Finance:

- 6.1 To note receipts of Income: It was noted that 0.09p was received since the last meeting.
- 6.2 To authorise payments on the schedule (to be provided at the meeting): It was RESOLVED to authorise the payments on the schedule
- 6.3 To confirm bank reconciliation: The bank reconciliation was presented and agreed.

#### 7. Litter and Fly Tipping:

The Chairman thanked all members of the public who had been involved in picking up litter. It was AGREED that the black sacks from MBC would be arranged. It was AGREED that the Clerk would establish when a community litter pick would be allowed during the Covid Lockdown.

It was AGREED that the Clerk would investigate signage regarding Fly Tipping.

#### 8. Highways:

- 8.1 To update the Highways Improvement Plan (HIP): It was AGREED that three Cllr's would meet (via Zoom) with KCC Highways to update and agree the HIP.
- 8.2 To receive the parish portal report: The parish portal report was received. It was noted that many residents were reporting matters directly onto the portal.

8.3 To receive an update on Lenham Road : It was reported that all works had been completed. It was AGREED to review the setting up of Speed Watch on the Lenham Road.

8.4 To consider any other Highways matters:

**9. To receive reports from:**

- |     |   |                              |                       |
|-----|---|------------------------------|-----------------------|
| 9.1 | Chairman Ulcombe Parish Council   |                              | Cllr Kenward          |
|     | The Chairman gave her report regarding a lack of enforcement support from MBC. The police report was given, and it was noted that there had been a suspicious package left at Pye Corner and also that the problems of dirt bikes on the recreation ground was still a problem. |                              |                       |
| 9.2 | District Councillor   | No Report                    | MBC Cllr Chappell-Tay |
| 9.3 | Kent County Councillor  | No Report                    | KCC Cllr Prendergast  |
| 9.4 | Footpath Warden Report  | No Report                    | R. Banham             |
| 9.5 | Police and Crime Report   | Report given by Cllr Kenward | PCSO Boyd             |
| 9.6 | Community Warden Report   | No Report                    | D Riach-Brown         |
| 9.7 | KALC  |                              | Cllr Titchener        |

**10. Planning:**

10.1 To consider the following applications

10.1.1 21/500773/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA  
Erection of a replacement five bedroom detached dwelling.  
UPC Objection

10.1.2 21/501138/FULL Glenville House The Street Ulcombe ME17 1DU  
Demolition of existing workshop, conservatory, utility room and kitchen, and erection of a part single, part two storey rear extension. Removal of existing garage and greenhouses to create new vehicular access to rear garden, and erection of a detached outbuilding.  
No Objection 6:1

10.1.3 21/500772/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA  
Erection of a detached garage with holiday let accommodation above.  
UPC Objection

10.1.4 21/500473/FULL Street House The Street Ulcombe Maidstone Kent ME17 1DP  
Demolition of existing garage and log store, and erection of new detached garage.  
UPC No Objection

10.2 To table planning applications dealt with since last meeting:

10.2.1 21/500639/FULL Hill Farm Barn Lenham Road Ulcombe Maidstone Kent ME17 1LT  
Proposed conversion of agricultural barn to residential use (renewal of 18/502473/FULL).  
UPC No Objection

10.2.2 21/500661/FULL Unit 1 Chegworth Court Farm Chegworth Road Harrietsham Maidstone Kent ME17 1DG  
Retrospective application for a change of use of building Unit 1 and use of land for storage of cranes and crane hire. UPC Objection

10.2.3 21/500837/FULL Orchard House The Street Ulcombe Maidstone Kent ME17 1DR  
Change of use of land to residential use and erection of a detached garage with laying of hard-surfacing to form new vehicular access track along route of Public Footpath KH317  
UPC Request Diversion Footpath

10.2.4 21/500982/FULL White Acres Ulcombe Road Headcorn Kent ME17 1EY  
Part retrospective application for demolition of garages and erection of two storey side and rear extension. UPC

10.3 To receive an update on any outstanding planning applications and results:

10.3.1 20/505246/FULL Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG  
Siting of 2(no) additional mobile homes for residential occupation by Gypsy families, and associated hardstanding and 2(no) touring caravans as shown on site location plan (1:2500); and drawing references: P937/2 and P937/3. MBC Refused

10.3.2 20/505320/FULL Water Lane Caravan Site Water Lane Harrietsham ME17 1DH  
Removal of the existing timber framed wash-room facilities serving 14 plots and replacement with traditional style construction on existing footprints. Renewal of the mains water and mains electrical for direct billing. Repair of the foul water drainage system (cesspit and pumping station). Replacing 6 lighting columns and adding an additional lighting column.  
MBC Application Permitted

10.3.3 20/505482/FULL Rain Farm Eastwood Road Ulcombe Maidstone Kent ME17 1EJ  
Conversion

of existing barn to 1 no. residential dwelling incorporating an extension and demolition of other barns within site (resubmission of 17/505624/FULL, as amended by 18/504031/NMAMD).

MBC Application Permitted

10.3.4 20/505988/LAWPRO 1 Neverend Farm Barns Pye Corner Ulcombe Kent ME17 1EFLawful Development Certificate (Proposed) for use of agricultural field as a small 5no. pitch caravan and motorhome site for use by an exempted organisation.

MBC Application Permitted

10.3.5 20/506157/FULL The Land At The Old Apple Store Pye Corner Ulcombe Kent ME17 1EH Conversion and extension of existing building to provide single dwelling with alterations to roof, insertion of front solar tiles and creation of basement (alterations to previously approved: 18/500762/FULL). MBC Application Permitted

10.4 To receive late planning applications and other late planning matters: There were none

10.5 To receive feedback from the Pre-Application Working Group

#### **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

11.2 To receive an update and recommendations from the Recreation Ground Committee: It was reported that a meeting would be held with the Village Hall Management committee before the next meeting of the PC. It was AGREED that the Recreation Ground Committee would propose that the CCTV camera was relocated; an outside water tap and electrical points were installed. It was reported that new waste bins were on order and that MBC had agreed to empty the new bins at no extra cost.

11.3 To receive the results of the Pavilion Survey and consider any actions to be taken: It was noted that the cost of repair was prohibitively expensive. It was also noted that the cost of a replacement pavilion was in the region of £70K . It was RESOLVED to no longer use the Pavilion, other than for storage, and to shut of the supply of electricity and water. It was RESOLVED to arrange an inspection of the septic tank in the better weather.

11.4 To review arrangements for Headcorn Football Club: It was AGREED that the Chairman would contact the football club to ascertain if they wished to continue to use the recreation ground. It was also AGREED that the Chairman would contact Lenham FC with a view to their usage of the Recreation ground.

#### **12. Correspondence:**

12.1 To Table Items of Late Correspondence:

12.2 To Table items circulated:

12.2.1 Notice of Election - Police & Commissioner Election - Thursday 6 May 2021

12.2.2 Notice of Election - Thursday 6 May 2021

12.2.3 Local Government Elections - Thursday 6 May 2021

12.2.4 Maidstone KALC Area Committee - 22 March

12.2.5 CENSUS DAY ON SUNDAY 21st MARCH

12.2.6 KCC ROADMAP' FOR EASING LOCKDOWN RESTRICTIONS

12.2.7 ACRE Village Halls Domesday Book - ACRE Campaign

12.2.8 Operation London Bridge

All items of correspondence were noted.

#### **13. New Parish Council Email Addresses:**

The new email address had been set up and would be made available for Cllr's to use.

#### **Part 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.

10.5 It was RESOLVED that the recommendations of the pre-application working party were accepted (6:1)

There being no further business to be transacted the Chairman closed the meeting at 21:42

Chairman : *Fiona Kenward*

Date: 29<sup>th</sup> April 2021

## 6.2 Schedule of Payments

<b>Date</b>	<b>Description</b>	<b>Supplier / customer</b>	<b>Account</b>	<b>Total</b>
25/01/2021	New Printer	Irene Bowie	Stationery, postage and telephone	69.99
27/01/2021	Email and domain subscriptio	1+1 Internet Ionos	Miscellaneous Payments	12.00
01/03/2021	Email and domain subscriptio	1 1 Internet Ionos	Miscellaneous Payments	12.00
25/03/2021	Recreation Ground maintenanc	Fiona Kenward	Recreation Ground	141.31
25/03/2021	Electricity Bill	EDF Energy	Pavilion	92.15
25/03/2021	Water Pavilion	Castle Water	Pavilion	66.15
25/03/2021	Pavilion Survey	Alexander Harris	Pavilion	751.80
25/03/2021	A4 Paper	Irene Bowie	Stationery, postage and telephone	19.99
25/03/2021	Microsoft 365 Subscription	Microsoft	IT Support	59.99