



## ULCOMBE PARISH COUNCIL

### SUMMONS

**To all Members of the Parish Council** In accordance with the requirements of the Local Government Act 1972, you are hereby summoned to attend a meeting of Ulcombe Parish Council on Thursday 2<sup>nd</sup> November 2023 at 7.15 p.m. The meeting will be held in the Ulcombe Village Hall Headcorn Rd, Maidstone ME17 1EB

Irene Bowie

**Clerk to the Council**

[clerk@ulcombeparishcouncil.co.uk](mailto:clerk@ulcombeparishcouncil.co.uk)

27<sup>th</sup> October 2023

### NOTICE OF MEETING

Public Notice of the meeting has been given in accordance with schedule 12, Para 10(2) of the Local Government Act 1972. The Meeting is open to the press and public.

### AGENDA

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.**
  - 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.**
  - 1.4 **Requests for Dispensations.**
  - 1.5 **Declarations of Lobbying.**
  - 1.6 **Declarations of Intention to Record.**
2. **Public comments and observations. (Maximum 15 minutes)**

The meeting will be adjourned to allow members of the public to speak. Individuals may speak for up to three minutes at the discretion of the Chairman.
3. **Reports from external parties (if present).**

Reports from County Councillor, Borough Councillor, Community Warden and Police Representatives if present.
4. **To receive reports from:**

4.1 Chairman Ulcombe Parish Council	Cllr Robinson
4.2 Ulcombe Community Flood Group	Cllr Lingwood
4.3 Parish Clerk ( on matters not included in other agenda items)	Irene Bowie
4.4 Councillor's Reports	
5. **Minutes of the Parish Council Meeting:**

To resolve that the minutes of the Parish Council Meeting held on the 14<sup>th</sup> September 2023 to be taken as read and confirmed as a correct record and signed by the Chairman.
6. **Finance:**
  - 6.1 To note receipts of Income
  - 6.2 To authorise payments on the schedule (to be provided at the meeting):

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- 6.3 To consider any late financial matters.
- 6.4 Banking Update
  - 6.4.1 Unity Bank Application
- 6.5 To receive the bank reconciliation
- 6.6 To review Actual vs Budget 2023/24
- 6.7 To consider the 2024-25 Budget and Precept Requirements
- 7. **Highways:**
  - 7.1 Highways Improvement Plan
    - 7.1 To Consider the new KCC Highway Information Pack 2023/24
  - 7.2 To receive the parish portal report.
  - 7.3 To consider the No 59 Community Bus Service Update
  - 7.4 To consider any other Highways matters
- 8. **Planning:**
  - 8.1 To consider the following applications:
    - 8.1.1 **23/504346/FULL The Oscars Lenham Road Kingswood Maidstone Kent ME17 1LX**  
Erection of two storey entrance extension.
    - 8.1.2 **23/504353/FULL Oak Tree Cottage The Street Ulcombe Maidstone Kent ME17 1DU**  
Change of use of land from agricultural land to residential garden. Demolition of existing garage and erection of a replacement double garage (part retrospective).
    - 8.1.3 **23/504704/FULL Land At Eastwood Road Ulcombe Maidstone Kent ME17 1ED**  
Erection of 20(no) dwellings including affordable housing, parking, open space and landscape buffering with access from Eastwood Road. Erection of new community building including local shop and changing room facilities accessed from Headcorn Road.
  - 8.2 To table and validate planning applications dealt with since last meeting :
    - 8.2.1 **23/504294/FULL Land Adjacent To The Hawthorns Pye Corner Ulcombe Kent ME17 1EF**  
Change of use of the land for the stationing of 3no. mobile homes and 3no. touring caravans for Gypsy/Traveller occupation, with associated hard and soft landscaping.  
**UPC Objection**
    - 8.2.2 **23/504324/LBC The Harrow Inn The Street Ulcombe Maidstone Kent ME17 1DP**  
Listed Building Consent for conversion of public house into 3no. two bedroom dwellings with associated gardens, access, parking, EV Charging points and 2no. cycle storage. Erection of single storey rear extensions and first floor extensions with insertion of dormers and rooflights.  
**UPC No Objection by majority. (6:1)**
    - 8.2.3 **23/504322/FULL The Harrow Inn The Street Ulcombe Maidstone Kent ME17 1DP**  
Change of use of public house into 3no. two bedroom dwellings with associated gardens, access, parking, EV Charging points and 2no. cycle storage. Erection of single storey rear extensions and first floor extensions with insertion of dormers and rooflights.  
**UPC No Objection by majority. (6:1)**
  - 8.3 To table decisions by Maidstone Borough Council (DDC) since the last meeting.
    - 8.3.1 **23/503748/SUB Hillcroft Ulcombe Hill Ulcombe Kent ME17 1DJ**  
Submission of details to discharge condition 3 (surface dressing) of planning application 23/501441/FULL.  
**Application Permitted**

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**8.3.2 23/502100/FULL Kings Oak Farm Crumps Lane Ulcombe Kent ME17 1EU**

Part conversion of existing barn and erection of single storey side extension to create visitors centre (resubmission of 21/501538/FULL).

**Application Permitted**

8.4 To consider any late planning matters.

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

9.1 Inspections

9.1.2 To consider monthly quotations for monthly inspections of the play area.

9.1.3 To consider the inspection and maintenance of benches in the recreation ground

9.2 To consider the replacement of the roundabout and see saw - update

9.3 To consider matters pertaining to the Village Hall.

9.3.1 To discuss the Village Hall Lease

9.3.2 Any other matters pertaining to the Village Hall.

9.4 To receive and consider any other matter pertaining to the recreation ground/car park.

9.4.1 To consider defibrillator and CPR training

**11. To consider the proposal from the Village Hall Management Committee for a new community hub.**

**12. Correspondence:**

12.1.1 To Table Items of Late Correspondence:

13.2.2 To Table items circulated:

12.2.1 Highway Information Pack 2023/24

12.2.2 20 October Scam Alerts: This weeks scams to be aware of in Kent.

12.2.3 South East Water project to upgrade the water main in Upper Street, Leeds completed ahead of schedule

12.2.4 MBC Polling District Review

12.2.5 M20 Moveable Barrier

12.2.6 Pollinator action plans for parish councils

12.2.7 Ulcombe summer fete

12.2.8 Local Plan Review Main Modifications Consultation

12.2.9 KALC Annual General Meeting Notice 2023

**13. To consider meetings dates for 2024.**

**14. Agenda Items for the next meeting 2023.**

**15. Consideration of items to be taken in private (Exclusion of Public and Press):**

There are only a few reasons as to why, legally, the public and press can be excluded from a meeting. The Public Bodies (Admission to Meetings) Act 1960 Sec 1 (2) states "A body may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies." It is generally considered acceptable to exclude the press and public if the agenda item relates to the consideration of tenders, leases, purchases of assets, for matters relating to staffing covered by the Data Protection Act and to consider complaints against the council or a code of conduct complaint