



ULCOMBE PARISH COUNCIL

Minutes of meeting held on Thursday 4th November 2021 at 7:15 pm in the Village Hall

Present: Parish Cllrs F Kenward (Chairman); R Robinson; M Lovegrove; I Moir; M Lingwood; P Titchener.
Also present: MBC Cllr Z Trzebinski ; I Bowie (Clerk) and 11 members of the public

PRIOR TO THE START OF THE MEETING:

Representations from the general public will be taken for a period up to fifteen minutes before the opening of the formal meeting. Individuals may speak for up to three minutes at the discretion of the Chairman. The minute book will be closed.

Members of the public attended the meeting and raised the following matters:

- *Flooding within the parish*
- *A member of the public spoke regarding potential plans for the land adjacent to the recreation ground.*
- *Representation re Regulation 19 and request for support for Lenham Heath Objections*

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 KKC Cllr Prendergast
The Chairman announced that Councillor Bill Stacey has resigned. All Councillors expressed their regret and thanked Cllr Stacey for his hard work and commitment to the parish council and the community.
- 1.2 **Declaration of Changes to the Register of Interests.** There were none
- 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. It was AGREED that Enforcement matters within the parish would be discussed in private.

3. Minutes of the Parish Council Meeting:

It was RESOLVED that the minutes of the Parish Council Meeting held on 2nd September 2021 were confirmed as a correct record and signed by the Chairman.

4. Matters arising from the minutes (not included in other agenda items):

- 4.1 Parish Council and Parish Councillor Document Retention: Deferred to January 2022
- 4.2 UPC KALC Representatives: Following the resignation of Cllr Stacey a vacancy had arisen for a Cllr to join Cllr Lingwood as one of the two allowed per parish council at Maidstone KALC. Cllrs Robinson and Titchener expressed their interest in being considered.
Following this members were asked to vote on which member they wished to serve as the KALC Representative. A vote was cast in favour of Cllr Robinson by 5 votes to 1
Cllr Robinson was therefore elected.

5. Finance:

- 5.1 To note receipts of Income:
- 5.2 To authorise payments on the schedule: It was RESOLVED to approve the payments.
- 5.3 To confirm bank reconciliation:
- 5.4 To consider a grant request for the Ulcombe Breakfast Club
It was RESOLVED to provide a grant of £50.00

- 6.5 To consider a donation towards the Village Christmas Tree
It was RESOLVED to provide a grant of £75.00
- 6.6 To receive the Notice of Conclusion of Audit 2020-21 from PKF Littlejohn
It was RESOLVED to accept the Notice of Conclusion of Audit.

7. To receive an update and consider any parish council actions with regard to the Flooding in

Ulcombe : It was reported that that the Lead Drainage Engineer from KCC had walked through Ulcombe and checked the gullies and drains. A plan will be drawn up of the Village with the objective to slow the rate of the flow of water to prevent more flooding by natural flood management. This plan will be submitted to the Environment Agency and South East Rivers Trust (SERT). If it is accepted it will be funded by the Environment Agency. The parish council will be responsible for the upkeep of any measures. This will not happen quickly. Unfortunately, not all houses in Ulcombe will be in the scheme.

Cllr Lingwood was elected as the parish council's representative on the Ulcombe Village Flood Resilience Group.

8. Highways:

- 8.1 To receive the KCC Speed Survey
It was AGREED that the Chairman would contact KCC Highways to request a tour of the Village in February to discuss the speed survey and the Highways Improvement Plan.
- 8.2 To consider any other Highways matters; Reports were received of Fly Tipping.

9. To receive reports from:

- 9.1 Chairman Ulcombe Parish Council Cllr Kenward
The Chairman reported on the Lenham Heath Development in the MBC Local Plan Consultation. It was AGREED (by majority 5 for: 1 abstention) that the parish council would support the objection to the development.
Cllr Lingwood attended a cluster meeting Inspector Steve Kent was present and there were discussions around anti-social behaviour. It was reported that an app to report minor crimes would be launched soon in conjunction with MBC. It was reported that the proposed change of PCSO's had been cancelled. Lorry watch was also discussed.
- 9.2 District Councillor MBC Cllr Trzebinski
- 9.3 Kent County Councillor KCC Cllr Prendergast
- 9.4 Footpath Warden Report R. Banham
- 9.5 Police and Crime Report PCSO Boyd
- 9.6 Community Warden Report D Riach-Brown
- 9.7 KALC Cllrs Lingwood
Cllr Lingwood reported that a new Planning Enforcement officer was introduced and was very positive.

10. Planning:

- 10.1 To consider the following applications:
- 10.1.1 21/505697/FULL The Oaks Lenham Road Kingswood Maidstone Kent ME17 1LU Part retrospective application for erection of detached carriage house with new driveway (amended design of carriage house approved under planning permission 20/505003/FULL)
UPC OBJECTION
- 10.1.2 21/505635/FULL Paladin House Lenham Road Kingswood Kent ME17 1LU
Erection of a two-storey rear extension together with first floor side and rear extensions.
UPC NO OBJECTION
- 10.2 To table planning applications dealt with since last meeting:
- 10.2.1 21/505250/FULL Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA
Demolition of rear conservatory. Erection of single storey rear extension with side and rear canopy, creation of first floor rear extension, including internal and external alterations.
- 10.2.2 21/504488/FULL Oast Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN
Change of use and conversion of office building to form 4(no) separate dwellings to include reconfiguration of external amenity space, and external and internal changes.
- 10.2.3 21/504647/FULL Church Farm Ulcombe Hill Ulcombe Kent
Change of use and conversion of The Ladder Shed to form a single dwelling, including internal and external alterations (revised scheme to 19/502089/PNQCLA).

- 10.3 To receive an update on any outstanding planning applications and results:
- 10.3.1 21/503726/FULL Oak House The Street Ulcombe ME17 1DU
Erection of a single storey front extension. Application Permitted
- 10.3.2 21/503478/FULL Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN
Change of use and conversion of existing agricultural building to a residential dwelling, including internal and external alterations, the provision of a larger residential curtilage and the demolition of existing single storey office.
Application Permitted
- 10.3.3 21/503223/FULL The Oaklands Lenham Road Headcorn Ashford Kent TN27 9LE
Retrospective application for siting of 1no. additional mobile home and 1no. additional tourer (resubmission of 20/502133/FULL).
Application Permitted
- 10.3.4 21/504263/P20ZA Industrial Unit To The Rear Of Hillcroft Ulcombe Hill Ulcombe Maidstone Kent ME17 1DJ
Prior Notification for the demolition of existing industrial building and erection of a detached dwelling, and the operations proposed under paragraph ZA(3) (a) to (j) - Operations reasonably necessary for demolition and construction, removal of plant servicing, disconnection of services, removal of means of access/ egress, removal of storage and waste, installation of plant and installation of services to the new building, access to and egress from the new building, including means of escape from fire, storage, waste or other ancillary facilities to support the new building, The use of scaffolding and other temporary structures. For it's prior approval to: Transport and highways impacts, Contamination risks, Flooding risks in relation to the new building, Design, External appearance, Provision of adequate natural light in all habitable rooms, Impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light, noise from any commercial premises on the intended occupiers, Impact on business and new residents of the developments introduction of, or increase in residential use in the area in which the development is to take place, heritage and archaeology, Method of demolition of the old building, Plans for landscaping, including the planting and maintenance of shrubs and trees, and any, Air traffic and defence asset impacts of the development.
Prior Approval Granted
- 10.3.5 21/504131/FULL Glenville House The Street Ulcombe Kent ME17 1DU
Demolition of workshop, conservatory, utility room, Kitchen, garage and 2no. greenhouses. Erection of a part single, part two storey rear extension including a Juliet balcony and insertion of rooflights. Creation of new vehicular access to rear garden, erection of 1no. detached outbuilding and placement of oil tank.
Application Permitted
- 10.4 To receive late planning applications and other late planning matters:
21/505471/SUB Little Jubilee Farm Jubilee Corner Stickfast Lane Ulcombe Maidstone Kent ME17 1HA Submission of details pursuant to condition 2 (plan showing curtilage of the residential unit) of application 18/505580/PNQCLA.
UPC OBJECTION
- 10.5 To receive feedback from the Pre-Application Working Group: No meetings held.
- 10.6 To receive and consider MBC Local Plan Review Regulation 19 Consultation
It was RESOLVED that UPC would submit a letter, via email, objecting to the proposed Heathlands Development at Lenham.

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. This was received and noted.
- 11.2 To receive an update and recommendations from the Recreation Committee. Cllr Lingwood agreed to install the newly purchased toddler swing.
- 11.3 To receive an update on the Pavilion. It was reported that the cess pit had been emptied. A cricket team wish to use the pitch. It was AGREED that the Chairman would discuss the requirements and report back.
- 11.4 To consider matters pertaining to the Village Hall. There were none.

13. To consider a Neighbourhood Plan:

It was AGREED that Cllrs Robinson and Kenward would investigate examples of other Neighbourhood Plans and report back at the next meeting.

14. Correspondence:

14.1 To Table Items of Late Correspondence:

14.2 To Table items circulated:

14.2.1 East of Maidstone Transport Group bus timetable 59

14.2.2 Invitation from the Assistant Chief Constable VAWG Presentation Evening

14.2.3 KALC Health And Wellbeing Conference 23 November 2021

14.2.4 Autumn Events at KALC

14.2.5 Invitation to Mayor's Charity Maidstone Distillery Gin Tour and Tasting - 23 November

14.2.6 KFRS/KALC Fire Hydrant Initiative

14.2.7 Community Safety Survey- Deadline 31st October 2021

14.2.8 Update on PCSO ward structure

All items were noted

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Enforcement Matters:

The Chairman reported on several enforcement matters

Signed:

Chairman:

Date: