



# ULCOMBE PARISH COUNCIL

## AGENDA

**Members are hereby summoned, and notice is given that the Meeting of the Parish Council will be held on Thursday 17<sup>th</sup> December at 7:15 pm via Zoom**

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

Members of the public can join this meeting by contacting the Parish Clerk Irene Bowie  
[ulcombepc@outlook.com](mailto:ulcombepc@outlook.com)  
no later than 4pm on the day of the meeting. Members of the public can join by video or telephone.

*Parishioners questions (one per person) should be emailed by 4pm on the day before the meeting to*  
[ulcombepc@outlook.com](mailto:ulcombepc@outlook.com)

If joining the meeting, we must ask you to mute your device when entering the meeting and remain muted until you are invited to speak by the Chairman.

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

#### **Presentation of the Kent Association of Local Councils Community Award 2020**

*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.
  - 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.**
- 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.
- 3. Minutes of the Parish Council Meeting:**

To resolve that the minutes of the Parish Council Meeting held on 15<sup>th</sup> October 2020 to be taken as read, and confirmed as a correct record and signed by the Chairman.
- 4. Document Retention and GDPR**
- 5. MBC Local Plan Review - Preferred Approach Consultation DEC 2020**
- 6. Matters arising from the minutes (not included in other agenda items):**
- 7. Parish Clerks Report of action taken on any urgent item(s).**
- 8. Highways:**
  - 8.1 Eastwood Road Traffic
  - 8.2 To receive the parish portal report:
  - 8.3 To consider any other Highways matters:

Irene Bowie Clerk to Ulcombe Parish Council  
Pollyfield Cottage Scragged Oak Road, Detling, Kent ME14 3HD

**9. To receive reports from:**

9.1	Chairman Ulcombe Parish Council	Cllr Kenward
9.2	District Councillor	MBC Cllr Chappell-Tay
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	Cllr Titchener

**10. Planning:**

- 10.1 To receive an update on any outstanding planning applications and results:
- 10.1.1 20/504371/FULL Coachmans Cottage Ulcombe Hill Ulcombe Maidstone Kent ME17 1DN  
MBC Application Permitted
  - 10.1.2 20/502133/FULL | Oaklands Lenham Road Headcorn Ashford Kent TN27 9LE  
Siting of 1no. additional mobile home and 1no. additional tourer (Retrospective).  
MBC Application Refused
  - 10.1.3 20/504113/FULL Cobdown The Street Ulcombe Maidstone Kent ME17 1DR  
PROPOSAL: Erection of a garage  
MBC Application Refused
  - 10.1.4 20/502916/FULL Section Chegworth Mill Farm Chegworth Road Harrietsham ME17 1DD 73A  
application for retrospective planning permission for use of land as a glamping site,  
comprising 3no. seasonal tents with associated shower facilities and parking.  
MBC Application Permitted
- 10.2 To consider the following applications:
- 10.2.1 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).
  - 10.2.2 20/505423/FULL Plumtree Park Pye Corner Ulcombe Kent ME17 1EF  
Stationing of 6 no. additional mobile homes on traveller site with associated parking.
  - 10.2.3 20/505550/FULL Orchard House The Street Ulcombe Maidstone Kent ME17 1DR  
Erection of a new detached garage on access land to the rear of orchard house and diversion  
of existing public rights of way.
  - 10.2.4 20/505320/FULL Water Lane Caravan Site Water Lane Harrietsham ME17 1DH  
Removal of the existing timber framed wash-room facilities on each plot and replacement  
with traditional style construction on existing footprint. Renewal of the mains water and  
mains electrical for direct billing and upgrading of the foul water drainage system. Inclusion of  
surface water drainage system and replacing the lighting columns.
- 10.3 To receive late planning applications and other late planning matters:
- 10.4 To validate planning applications dealt with since last meeting:
- 10.4.1 20/505246/FULL Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG  
Siting of 2no. additional mobile homes with associated parking and space for 2no. touring  
caravans.  
UPC Objection
  - 10.4.2 20/504371/FULL Coachmans Cottage Ulcombe Hill Ulcombe Maidstone Kent ME17 1DN  
Erection of a single storey side extension to house swimming pool, hot tub, sauna, steam  
room including alterations to fenestration and alterations to previously approved side  
extension (19/504998/FULL - Erection of a single storey side extension and a single storey  
rear extension including alterations to garden levels and retaining wall).  
UPC No Objection
  - 10.4.3 20/504778/FULL The Red House Chapmans Place Ulcombe ME17 1GB Proposed garage loft  
conversion with rear dormer and external timber staircase. (Resubmission of  
20/502757/FULL)  
UPC Objection
  - 10.4.4 20/505003/FULL The Oaks Lenham Road Kingswood Maidstone Kent ME17 1LU  
Proposed detached carriage house with new driveway  
UPC No Objection

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**11. Finance:**

- 11.1 To note receipts of Income:
- 11.2 To authorise payments on the schedule (to be provided at the meeting):
- 11.3 To confirm bank reconciliation:

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

- 12.1 To receive the Monthly Inspection Report from Maidstone Borough Council/ parish council and to consider any actions to be taken.
- 12.2 To receive an update and recommendations from the Recreation Committee
- 12.3 High Resolution CCTV

**13. New Website; PC Emails; PO Box**

**15. Correspondence:**

- 14.1 KALC AREA Committee meeting Minutes
- 14.2 Maidstone Borough Council Local Plan Review: Regulation 18b Preferred Approach Pre-consultation Meeting
- 14.3 KALC updated guidance for the safe use of council buildings & guidance on enabling safe and effective volunteering
- 14.4 KALC Community Awards Scheme 2021
- 14.5 Matthew Scott launches his Annual Policing Survey
- 14.6 Free training for district/parish councils on volunteering

*Irene Bowie*

Clerk to Ulcombe Parish Council  
[ulcombepc@outlook.com](mailto:ulcombepc@outlook.com)

10<sup>th</sup> December 2020