



## 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 29<sup>th</sup> June 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)

23<sup>rd</sup> June 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 Resilience Group	CLlr Lingwood
4.3 Parish Clerk ( on matters not included in other agenda items)	Irene Bowie
5. **Minutes of the Parish Council Meeting:**

To resolve that the minutes of the Parish Council Meeting held on the 4<sup>th</sup> May 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 2023/24
  - 6.2 To authorise payments on the schedule (to be provided at the meeting):
  - 6.3 To consider any late financial matters.
  - 6.4 Banking Update

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- 6.4.1 Update NatWest Authorised Signatories
- 6.4.2 Unity Bank Application
- 7. **To receive the Annual Governance and Accountability Return (AGAR) for the financial year ended 31st March 2023**
  - 7.1 Accounts for Approval
  - 7.2 To receive and note the Annual Internal Audit Report
  - 7.3 To receive and approve the Annual Governance Statement (Section 1)
  - 7.4 To receive and approve the AGAR Accounting Statements (Section 2)
  - 7.5 To receive and approve the AGAR for 2023/24
- 8. **Highways:**
  - 8.1 Highways Improvement Plan
  - 8.2 To receive the parish portal report:
  - 8.3 To consider any other Highways matters
- 9. **Planning:**
  - 9.1 To consider the following applications:
    - 9.1.1 **23/502366/FULL Hill Farm Lenham Road Ulcombe Maidstone Kent ME17 1LT**  
Stationing and the over winter storage and limited occupation of 19 No. seasonal, general agricultural workers and security caravans and associated development (Retrospective).  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=RUT54LTYFL700&activeTab=summary>
    - 9.1.2 **23/502784/PNQCLA Barn At Knowle Game Farm Knowle Hill Ulcombe Kent ME17 1ES**  
Prior notification for the change of use of barn to 1no. dwelling and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RW8SK0TY1DIO0>
    - 9.1.3 **23/502651/FULL College Farm Ulcombe Hill Ulcombe Maidstone Kent ME17 1DJ**  
Demolition of garage/store and workshop and removal of portacabin. Erection of residential annexe.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RVSEJ5TYIQN00>
    - 9.1.3 **Planning Inspectorate APP/U2235/W/23/3314552: The Oaklands, Lenham Road, TN27 9LE**  
Demolition of existing day room and erection of replacement day room.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RC6JDSTYK7E00>
  - 9.2 To table and validate planning applications dealt with since last meeting :
    - 9.2.1 **23/502020/FULL The Oscars Lenham Road Kingswood Maidstone Kent ME17 1LX**  
Removal of 2no. rear hipped dormer roofs and replace with a flat roof. Removal of 2no. rear first floor windows. UPC No Objection ( by majority)

- 9.2.2 **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).  
UPC Objection.  
(Councillor Robinson, having declared an interest, did not discuss nor vote on the application).
- 9.3 To table decisions by Maidstone Borough Council (DDC) since the last meeting.
- 9.3.1 **23/500381/FULL Land Adjacent To The Hawthorns Pye Corner Ulcombe Kent ME17 1EF**  
Change of use of the land for the stationing of one static mobile, one touring caravan and one day room for Gypsy / Traveller occupation. Associated hard and soft landscaping (Part retrospective).  
Application Permitted
- 9.3.2 **23/501426/FULL The Willows Headcorn Road Ulcombe Kent ME17 1HD**  
Demolition of existing conservatory and erection of single storey rear extension including rooflight. (Re-submission of planning application 22/505101/FULL).  
Application Permitted
- 9.3.3 **22/500745/FULL Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN**  
Change of use, partial demolition and external alterations, including re-cladding and roofing of 2no. Industrial, agricultural and horticultural buildings to create 8no. residential dwellings and ancillary storage space for Orchard House, with associated parking and access, and change of use of land to the north of the former 'cold store' from agricultural to residential garden. Demolition of existing outbuilding and partial demolition of existing Dutch Barn.  
Application Permitted
- 9.4 To consider any late planning matters.
- 10. Recreation Play Area/Car Park:**
- 10.1 To consider inspections for Play Area.
- 10.2 To consider the replacement of the roundabout and see saw
- 10.3 To consider matters pertaining to the Village Hall.
- 10.3.1 To discuss the Village Hall Lease
- 10.3.2 Any other matters pertaining to the Village Hall.
- 10.4 To receive and consider any other matter pertaining to the recreation ground/car park.
- 11. SE Water- Recent drinking water supply shortages.**
- 12. Correspondence:**
- 12.1.1 To Table Items of Late Correspondence:
- 12.2.2 To Table items circulated:
- 12.2.1 Headcorn Neighbourhood Plan - Regulation 14 - Consultation
- 12.2.2 An Open Letter from our CEO, David Hinton, SE Water
- 12.2.3 D-Day 80 celebrations
- 12.2.4 KALC Maidstone Agenda 26<sup>th</sup> June 2023
- 12.2.5 KCC Community Protection 16 June Scam Alerts
- 12.2.6 Kent Police List of contacts for Parish Councils
- 13. To consider D-Day 80 celebrations 6th June 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

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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

**Dates of future meetings. 7th September 2023, 2nd November 2023**