



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 14th September 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

7th September 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 29th June 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 review Actual vs Budget 2023/24
- 6.6 To receive the bank reconciliation.
- 7. **Highways:**
 - 7.1 Highways Improvement Plan
 - 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:
 - 8.2 To table and validate planning applications dealt with since last meeting :
 - 8.2.1 **23/502998/FULL Oak Tree Cottage The Street Ulcombe Maidstone Kent ME17 1DU**
Demolition of existing single garage and erection of a new double garage to include ancillary works. **UPC No Objection**
 - 8.2.2 **23/503722/FULL Golden Oaks Pye Corner Ulcombe Kent ME17 1ED**
Demolition of existing dayroom and erection of a replacement dayroom together with associated landscaping (Resubmission 22/505594/FULL).
UPC Objection
 - 8.2.3 **23/502899/FULL Barn At The Rear Of The Oaks Lenham Road Kingswood Kent ME17 1LU**
Retention of existing barn and change of use and conversion to self-catering holiday let accommodation.
UPC Objection (by majority)
 - 8.3 To table decisions by Maidstone Borough Council (DDC) since the last meeting.
 - 8.3.1 **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. **Application Permitted**
 - 8.3.2 **23/502998/FULL Oak Tree Cottage The Street Ulcombe Maidstone Kent ME17 1DU**
Demolition of existing single garage and erection of a new double garage to include ancillary works. **Application Withdrawn**
 - 8.3.3 **23/502784/PNQCLA Barn At Knowle Game Farm Knowle Hill Ulcombe Kent ME17 1ES**
Proposal 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. **Prior Approval Granted**
 - 8.3.4 **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. **Application Permitted**
 - 8.3.5 **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. **Application Permitted**

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- 8.3.6 **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). **Application Permitted**
- 8.3.7 **23/500383/FULL Land West Of The Hawthorns Pye Corner Ulcombe Maidstone Kent ME17 1EF**
Change of use of the land for the stationing of four static mobiles, four touring caravans for Gypsy / Traveller occupation. Associated hard and soft landscaping. (Amended version to that approved under reference MA/17/502714/FULL) (Part retrospective). **Application Permitted**
- 8.3.8 **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
 - 9.1.1 To receive the annual RoSPA Inspection.
 - 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 Nitrous oxide gas containers discarded in the recreation ground.
 - 9.4.2 To consider defibrillator and CPR training
- 10. SE Water- Recent drinking water supply shortages.**
- 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 D-Day Anniversary Guide to Taking Part
 - 12.2.2 Boosting the local environment- Helen Whately
 - 12.2.3 Highway Improvement Plans - Supporting Parish Councils - DHA
 - 12.2.4 Mayor's Charity Scenic Cruise and Tour of Allington Castle - 2 October
 - 12.2.5 Openreach - Temporary Road Closure - Pye Corner, Ulcombe - 16th October 2023 (Maidstone District)
 - 12.2.6 MBC Planning Training Programme 2023/24
 - 12.2.7 South East Water - Temporary Road Closure - Headcorn Road, Ulcombe - 25th September 2023 (Maidstone District)
 - 12.2.8 Letter from resident re MBC Planning Committee
- 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

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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. 2nd November 2023