

ULCOMBE PARISH COUNCIL



Minutes of meeting held on Thursday 3rd March 2022 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 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.

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 KCC Cllr Prendergast
- 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.** There were none
- 1.4 **Requests for Dispensations.** There were none
- 1.5 **Declarations of Lobbying.** All Cllrs reported that they had been lobbied on planning application 22/500085/FULL Neverend Lodge Pye Corner Ulcombe Maidstone Kent ME17 1EF
- 1.6 **Declarations of Intention to Record:** Cllr Titchener and the Clerk recorded the meeting

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.

- 2.1 To receive feedback from the Pre-Application Working Group: This was agreed by majority (5:1)

3. Minutes of the Parish Council Meeting:

It was RESOLVED that the minutes of the Parish Council Meeting held on 27th January 2022 were confirmed as a correct record and signed by the Chairman

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

- 5.1 To consider a Neighbourhood Plan:
The Clerk reported that a Neighbourhood Area Application for determination by Maidstone Borough Council (MBC) had been submitted. She thanked Cllr Trzebinski for his assistance with a parish map.
- 5.2 Ulcombe School. Cllr Robinson reported that she had contacted the school. The school intended to use the donation from The Big Breakfast to buy board games for pupils. The school were also happy to have trees planted as part of the Jubilee celebrations. Also, that the school would be joining with other schools to have a joint picnic for the jubilee.

6. Finance:

- 6.1 To note receipts of Income: These were presented and noted
- 6.2 To authorise payments on the schedule (to be provided at the meeting):
- 6.3 To confirm bank reconciliation: The Bank reconciliation for the deposits account as of 14th February was £5495.71., for the current account as at the 14th January 2022 was £36726.34
- 6.4 To consider the provision of an Honorarium for Village Maintenance. It was AGREED that this would be further discussed by the Recreation Ground Committee . The recommendations would be discussed at the May meeting of the parish council.
- 6.5 To agree a new Payroll provider. It was RESOLVED to appoint DM Payroll Associates.
- 6.6 To receive an update on banking arrangements. It was RESOLVED to proceed with the Unity Bank Application.

7. The Queens Platinum Jubilee:

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

It was AGREED that Cllr Titchener would be the PC representative on the Village Committee for this event. Cllr Titchener to report back on any matters that may require assistance or in put from the parish council.

8. Highways:

8.1 Highways Improvement Plan (HiP)

Speed Indicator Devices (SID's) were discussed. These are movable and three locations must be identified. Traffic surveys cost £95 per location. It was AGREED that if the PC were to look at this more than one location would be suggested at a time to reduce the cost. 20mph limit outside the school would not be policed. It was reported that KHS may move the sign on Eastwood Road to improve visibility. It was AGREED to request SLOW markers on the road in both directions.

It was AGREED to continue reporting faded white lines and other road matters via the Highways Portal.

Issues raised with KHS. Speed through the village.

8.2 KCC Lorry Watch

As resident discussed Lorry watch and that he may be prepared to become the co-ordinator. The resident had contacted the Kent Freight Team and was awaiting a response.

8.3 To consider any other Highways matters

8.3.1 59 bus service KCC considering cancellation. It was AGREED that Cllr Kenward would respond on behalf of the Parish council and objection to the plans for this route.

9. To receive reports from:

9.1 Chairman Ulcombe Parish Council

Cllr Kenward

The Chairman invite Mr P McCready to update the parish council on the proposed development at Lenham Heath. It was reported that MBC were hosting an event at the Great Danes Hotel on the 6 and 7th March to discuss the development. The PC was requested to write to the CEO of MBC to complain about the lack of notice given to electors regarding this event. It was AGREED that Cllr Kenward would do this.

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

Cllr Kenward gave the report.

9.6 KALC

Cllrs Lingwood/Robinson

It was reported that the Local Boundary Review Consultation was discussed. That MBC would be moving to a cabinet system with 4 yearly elections. Reduction of MBC Cllrs from 55 to 48.

9.7 Ulcombe Community Flooding Resilience Group

9.7.1 To consider a Community Emergency Resilience Plan Cllr Lingwood

Cllr Lingwood gave his report. He presented a document appendix 1. It was RESOLVED to accept the recommendations. The total start-up costs of £2957 were agreed. Provision would be made for a yearly budget of £700 to replenish any materials used should there be another flood.

9.7.2 Community Resilience Planning. It was AGREED to it was AGREED to finalise the flood resilience plan and then look at a Community Resilience plan.

10. Planning

- 10.1 To consider the following application/s:
- 10.2 To table planning applications dealt with since last meeting:
- 22/500085/FULL Neverend Lodge Pye Corner Ulcombe Maidstone Kent ME17 1EF
Erection of a timber clad building for storage of garden machinery and equipment.
No Objection (5 no objection: 1 Objection)
 - 22/500209/FULL East Kent Farmhouse Crumps Lane Ulcombe Maidstone Kent ME17 1EX
Demolition of existing conservatory and front porch, and erection of a part two storey, part first floor rear extension, single storey side garden room, and replacement front porch. No Objection
 - 22/500260/FULL Wellfleet Grange Chapmans Place Ulcombe Maidstone Kent ME17 1GB
Conversion of existing garage into a self contained annexe. Alterations to roof line to incorporate additional floor space. No Objection
 - 21/506398/FULL Forge House Pye Corner Ulcombe Maidstone Kent ME17 1EH
Conversion of the Old Blacksmiths building into habitable space, with external alterations, including the insertion of front dormer and rear rooflights. Erection of 1no. workshop.
Creation of access, driveway and erection of fence with gate (part retrospective).
No Objection (5 No Objection: 1 Objection)
- 10.3 To receive an update on any outstanding planning applications and results:
- 10.3.1 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). Application Permitted
 - 10.3.2 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.
Application Permitted
 - 10.3.3 21/506746/FULL 1 Neverend Farm Barns Pye Corner Ulcombe Kent ME17 1EF
Erection of a two storey side extension.
Application Permitted
 - 10.3.4 21/506410/FULL Beaucroft The Street Ulcombe Maidstone Kent ME17 1DR
Erection of a single storey front extension and installation of timber cladding.
Application Permitted
 - 10.3.5 21/506262/FULL Cobdown The Street Ulcombe Maidstone Kent ME17 1DR
Erection of a detached garage in front garden (revised scheme: 16/501619/FULL).
Application Permitted
 - 10.3.6 21/504212/FULL Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN
Change of use and conversion of 'The Old Stables' and part of 'The Calf Shed' to a two bedroom dwelling.
Application Permitted
- 10.4 To receive late planning applications and other late planning matters:
- 10.5 To receive feedback from the Pre-Application Working Group:
- 10.6 To consider an approach to MBC Planning re Neverend Farm:
It was RESOLVED by majority (6:1) that the parish council would not approach MBC regarding Neverend Farm as the matter was currently with the MBC legal department.

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. The reports were received.
- 11.2 To receive an update and recommendations from the Recreation Committee
 - 11.2.1 To consider a Tree Survey It was RESOLVED that Bartlett Tree Experts UK would be employed to conduct a survey
 - 11.2.2 To consider actions re the Parish Pump
It was AGREED that Cllr Lingwood would contact Kent Museum to ascertain if they would like to have guardianship.
- 11.3 To receive an update on the Pavilion
There were no matters raised.
- 11.4 To consider matters pertaining to the Village Hall
It was reported that the cupboard in the Committee room was progressing

12. Correspondence:

- 12.1 To Table Items of Late Correspondence:
 - 12.1.1 Fallen trees in Broomfield and Kingswood Sports Field. This is not UPC land. Clerk to notify Clerk for Broomfield and Kingswood PC.
 - 12.1.2 Appeal Notifications re The Meadows Lenham Road Headcorn
- 12.2 To Table items circulated:
 - 12.2.1 Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document: Call for Sites
 - 12.2.2 Queen's Jubilee Street Parties Application Form
 - 12.2.3 KALC Maidstone - Parish Services Scheme Table
 - 12.2.4 Draft Minutes of the KALC Maidstone Meeting on 31.1.2022
 - 12.2.5 KALC CONFERENCES IN MARCH
 - 12.2.6 Kent Care Summit on 2 March 2022
 - 12.2.7 Helping Hands Scheme - Supporting households facing financial
 - 12.2.8 The Queens's Platinum Jubilee Celebrations
 - 12.2.9 NALC Policing Online Event - 30th March 2022

All items of correspondence were noted.

13. 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.

- 13.1 Enforcement Matters : Enforcement matters were discussed.
- 13.2 To receive feedback from the Pre-Application Working Group
It was RESOLVED, by majority (6:1) that the Pre-Application working group could engage with local landowners to fact find only and without commitment.

Signed:

Chairman

Date

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