



ULCOMBE PARISH COUNCIL

AGENDA

Members are hereby summoned, and notice is given that the Meeting of the Parish Council will be held on Thursday
2nd September 2021 at 7:15 pm in *Ulcombe Village Hall*

All meetings are open to the press and public. The parish council requests that all attendees note the following:

- windows and doors are to be kept open;
- all attendees to use hand sanitiser on entry *(or on re-entry if you need leave the hall for any reason)*;
- tables and chairs, to be wiped down by each person attending, with the provided antibacterial wipes. before use.
- all attendees will put out their own tables and chairs;
- no sharing of tables;
- meeting papers will not be provided;
- seating for the public will be spaced out nearest the door;
- all attendees are requested to wear masks into the building and only take them off once seated or speaking.

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.
- 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 Meetings held on 24th June 2021 to be taken as read and confirmed as a correct record and signed by the Chairman.

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

- 5.1 Parish Council and Parish Councillor Document Retention:

6. Finance:

- 6.1 To note receipts of Income:
- 6.2 To authorise payments on the schedule (to be provided at the meeting):
- 6.3 To confirm bank reconciliation:
- 6.4 To consider the purchase of a Noticeboard
- 6.5 To consider grant request All Saints Church Floodlights
- 6.6 Village Hall Insurance

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

8. Highways:

- 8.1 To receive the KCC Speed Survey
- 8.2 To consider any other Highways matters

9. To receive reports from:

- | | | |
|-----|---------------------------------|-----------------------|
| 9.1 | Chairman Ulcombe Parish Council | Cllr Kenward |
| 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/Stacey |

10. Planning:

- 10.1 To consider the following applications:
 - 10.1.1 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.
 - 10.1.2 21/504328/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA
Erection of a two storey side and rear extension and a new double garage with garden equipment area.
 - 10.1.3 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.
 - 10.1.4 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.
- 10.2 To table planning applications dealt with since last meeting:
 - 10.2.1 21/503726/FULL Oak House The Street Ulcombe ME17 1DU
Erection of a single storey front extension. UPC No Objection
 - 10.2.2 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). UPC Objection
 - 21/503478/FULL Church Farm Ulcombe Hill Ulcombe Kent ME17 1DN
Proposal 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. UPC No Objection
- 10.3 To receive an update on any outstanding planning applications and results:
 - 10.3.1 21/502162/FULL Acorn House Lenham Road Kingswood Kent ME17 1LU Demolition of existing rear extension and shed. Conversion of integral garage into habitable space. Erection of two storey front and rear extensions including rear balcony and alterations to fenestration (revised scheme: 19/505500/FULL).

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

- Application Permitted
- 10.3.2 21/502086/FULL Renewal of planning permission 18/502084/FULL for the conversion of outbuilding into ancillary accommodation including external alterations.
Application Permitted
- 10.3.3 21/503016/FULL Orchard House The Street Ulcombe Maidstone Kent ME17 1DR
Erection of a 5 no. bedroom dwelling. Amendment to west street facing garage wall and roof. (Part Retrospective) (Revision to 20/503329/FULL)
Application Permitted
- 10.3.4 21/502612/FULL Stonehall Farm Bungalow Headcorn Road Ulcombe Maidstone Kent ME17 1HD
Creation of equestrian menage for private use.
Application Permitted
- 10.3.5 21/502505/FULL Plumtree Park Pye Corner Ulcombe Kent ME17 1EF
Stationing of 6no. additional mobile homes on traveller site with associated parking.
Application Refused
- 10.3.6 21/501975/P20ZA Industrial Unit Rear Of Hillcroft Ulcombe Hill Ulcombe Maidstone Kent ME17 1DN
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 Refused
- 10.3.7 21/502603/FULL Barn At Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG
Demolition of existing barn and lean-to. Erection of 3no. dwellings with associated access,
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:
- 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.
- 11.2 To receive an update and recommendations from the Recreation Committee
- 11.3 To receive an update on the Pavilion
- 11.4 To consider matters pertaining to the Village Hall
- 13. To receive and update on the annual Parish Meeting 9th September 2021**
- 14. Correspondence:**
- 14.1 To Table Items of Late Correspondence:
- 14.2 To Table items circulated:
- 14.2.1 MBC Planning Committee Training 2021/22
- 14.2.2 Mayor's Charity 'Fish and Chip Supper' Cruise on the Kentish Lady - 3 September
WAY AMBASSADORS - KENT DOWNS
- 14.2.3 KALC Events September 2021
- 14.2.4 KCC Consultation - KCC Household Waste Recycling Centres Booking System

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Enforcement Matters

Irene Bowie

Clerk to Ulcombe Parish Council
clerk@ulcombeparishcouncil.co.uk

26th August 2021