



ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday 29th April 2021 at 7.15 pm

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

Present: Cllrs F Kenward (Chairman); R Robinson; M Lovegrove; I Moir; P Titchener; M Lingwood;
Also present: I Bowie (Clerk) and one member of the public

PRIOR TO THE START OF THE MEETING:

To discuss, for a maximum of fifteen minutes, questions received by email from members of the public.

A member of the public had emailed and asked to comment on agenda item 10.1.3 The Chairman ask for the comments to be made at the relevant agenda item.

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 and the reason given accepted from Cllr Stacey. Apologies were also received from KCC Cllr Prendergast and MBC Cllr Round,

1.2 **Declaration of Changes to the Register of Interests.** There were none

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.** Cllr Robinson declared an interest in agenda item 10.1.3.

1.4 **Requests for Dispensations.** There were none

1.5 **Declarations of Lobbying.** Councillor Kenward declared that she has been lobbied on agenda item 10.1.3

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. There were none

3. Minutes of the Parish Council Meeting:

It was RESOLVED that the minutes of the Parish Council Meeting held on the 25th March 2021 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 Fly Tipping and Litter:

The Chairman asked that all Cllr's recognise and thank a local resident Susan Oliver for organising a litter pick on Ulcombe Hill. This was AGREED unanimously.

6. Finance:

6.1 To note receipts of Income: The receipt of the precept of £23,606 was noted.

6.2 To authorise payments on the schedule: It was RESOLVED to authorise the payments on the schedule

6.3 To confirm bank reconciliation: The bank reconciliation was presented and agreed

6.4 Internal audit report Deferred to the June meeting

6.5 Accounts to be approved and signed Deferred to the June meeting

6.6 Annual governance statement. Deferred to the June meeting

6.7 Acceptance of Annual Governance and Accountability Return (AGAR). Deferred to the June meeting

7. To receive and consider A Temporary Scheme of Delegation:

It was RESOLVED to adopt the Temporary Scheme of Delegation.

8. Highways:

8.1 To receive the Highways Improvement Plan (HIP):

The Chairman reported on a recent meeting with KCC Highways and that an updated HIP had been agreed. The key priorities were identified as : Pye Corner junction with Headcorn Road; Eastwood Road junction with Headcorn Road; Speed Test Ulcombe Hill.

8.2 To receive the parish portal report: The report was noted

8.3 To consider any other Highways matters: It was AGREED that the Chairman would contact KCC re drainage problems on Ulcombe Hill as these could not be dealt with via the HIP. The Chairman encouraged Cllr's to report highway issues directly onto the KCC Highways Portal. These would include repainting of road markings, pot holes damaged bollards or signage.

9. To receive reports from:

9.1 Chairman Ulcombe Parish Council Cllr Kenward
The Chairman reported on a meeting to discuss planning and enforcement issues with Mr W Cornell of MBC. Key planning concerns were raised and Mr Cornell advised that he would consider the points raised and revert with options and suggestions.

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

PCSO Boyd provided a report which the Chairman read out. It was noted that there had been a traffic accident on Ulcombe Hill and also reports of anti-social behaviour at Crumps Lane.

9.6 Community Warden Report D Riach-Brown

9.7 KALC Cllr Titchener

No report as there had not been a meeting.

10. Planning:

10.1 To consider the following applications

10.1.1 21/501616/FULL Hillcroft Ulcombe Hill Ulcombe Maidstone Kent ME17 1DJ
Change of use of a section of former agricultural land to provide a garden extension to the residential curtilage (Retrospective). It was RESOLVED to Object to the application

10.1.2 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.

It was RESOLVED to Object to the application

10.1.3 21/501538/FULL Kings Oak Farm Crumps Lane Ulcombe Kent ME17 1EU

Extension of a barn to create a visitors centre.

Having declared an interest Cllr Robinson left the meeting and did not discuss nor vote.

A member of the public spoke against the application and requested that the parish council objected to it. It was RESOLVED to Object to the application

Cllr Robinson re-joined the meeting.

10.2 To table planning applications dealt with since last meeting:

10.2.1 21/501465/FULL Glebe House Ulcombe Hill Ulcombe Maidstone Kent ME17 1DN
Section 73 - Application for minor material amendment to approved plans condition 6 (the proposals have been amended to omit the lower basement storey and the glazed link) pursuant to 19/506396/FULL for - Erection of a part single storey, part two storey rear and

side extension. UPC RESOLVED no objection

- 10.3 To receive an update on any outstanding planning applications and results:
 - 10.3.1 21/500837/FULL Orchard House The Street Ulcombe Maidstone Kent ME17 1DR
Change of use of land to residential use and erection of a detached garage with laying of hard-surfacing to form new vehicular access track along route of Public Footpath KH317
MBC Application Refused
 - 10.3.2 20/506036/FULL Vine Cottage Pye Corner Ulcombe Maidstone Kent ME17 1EF
Demolition of existing chalet bungalow, garage and 2no. outbuildings, removal of 2no. stationed units and the erection of 1no. four bedroom, part single/part two storey dwelling with associated carport, cycle store and landscaping (Resubmission of 20/503142/FULL).
MBC Application Refused
 - 10.3.3 21/500473/FULL Street House The Street Ulcombe Maidstone Kent ME17 1DP
Demolition of existing garage and log store, and erection of new detached garage.
MBC Application Permitted
 - 10.3.4 21/500639/FULL Hill Farm Barn Lenham Road Ulcombe Maidstone Kent ME17 1LT
Proposed conversion of agricultural barn to residential use (renewal of 18/502473/FULL).
MBC Application Permitted
- 10.4 To receive late planning applications and other late planning matters: There were none
- 10.5 To receive feedback from the Pre-Application Working Group: There were no updates

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 report was received and noted
- 11.2 To receive an update and recommendations from the Recreation Committee:
It was AGREED that the parish council would source and fund a new noticeboard. Clerk to obtain quotes.
It was RESOLVED that the PC would fund a tap and an external electrical point. It was AGREED that the cost to supply and 16ft container to provide external WC facilities would be established. Recreation Group to progress this.
It was AGREED that the Clerk would contact the PC Insurers re addition of the container.
- 11.3 To receive an update on the Pavilion: The final readings for water and electricity had been obtained and sent to Castle Water and EDF to close the accounts. It was AGREED that the septic Tank would be cleared and capped.
- 11.4 To review arrangements for Headcorn Football Club: It was noted that Headcorn FC still wishes to use the field.
- 11.5 To consider matters pertaining to the Village Hall: A joint project with the VHMC was discussed to build a new path around the hall and the installation of a patio area outside the door. Quotes to be obtained.

12. Policing in Ulcombe:

It was reported that there had been incidents of vandalism and that several residents has expressed concerns. It was noted that there was a new Police Community Inspector and it was AGREED that representatives of the pariah council would arrange a meeting with him. The Chairman reported that once the covid restrictions had been lifted the surgeries with the PCSO and residents would resume.

13. Eastwood House:

It was reported that since its destruction, following a fire, that MBC have requested that it be rebuild exactly as it was prior to the fire.

14. Correspondence:

- 14.1 To Table Items of Late Correspondence:
- 14.2 To Table items circulated:
 - 14.2.1 Maidstone Borough in Bloom competition poster
 - 14.2.2 Scam letters impersonating Department for Business, Energy and Industrial Strategy
 - 14.2.3 Microsoft - Ransomware
 - 14.2.4 Local Government Bulletin 21 AprilAll correspondence was noted.

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.

15. Enforcement Matters:

The Chairman reported on several enforcement matters.

There being no further business to be transacted the Chairman closed the meeting at 21:43

Signed: *Fiona Kenward* Chairman

Date : 24th June 2021

Ulcombe Parish Council Schedule of Payments 29th April 2021

DATE	CHQ No	Description	PAYEE	£
29/04/2021	20013	KALC Annual Subscription	KALC	410.64
29/04/2021	20014	Compost for Village Planters	Fiona Kenward	42.41
29/04/2021	20015	Payroll 2021-22	Total Accounting	72.00
27/04/2021	20016	Accounts Package 2020-21	Easy PC	50.00
29/07/2021		24 x 1 st Class Stamps	Irene Bowie	20.40
29/04/2021		A4 Files	Amazon (Irene)	14.99
	20017	Total Irene Bowie	Irene Bowie	35.39
29/07/2021	20018	Ulcombe Village Hall		500.00

6.3

Bank Reconciliation				Financial year ending 31/03/2021
Council name	Ulcombe Parish Council			
Balances per bank statements at 31/03/2021				
Deposit Account			5,495.33	
Main Current Account			34,023.08	
Total bank balances				39,518.41
Main Current Account				
Uncleared payments				
Date	Customer / supplier	Reference	Amount	
25/01/2021	Amazon	2201	-69.99	
25/03/2021	Alexander Harris	2204	-751.80	
25/03/2021	Amazon	2201	-19.99	
25/03/2021	Castle Water	2202	-66.15	
25/03/2021	EDF Energy	2203	-92.15	
25/03/2021	HMRC	2205	-330.60	
25/03/2021	Microsoft	2206	-59.99	
25/03/2021	Web and Bass	2208	-490.00	
31/03/2021	Commercial Services Ltd	2011	-400.75	
31/03/2021	HMRC	2012	-356.00	
31/03/2021	Maidstone Borough Council	2011	-72.59	
				-2,710.01
Total net balances at 31/03/2021				36,808.40