



ULCOMBE PARISH COUNCIL

Minutes of the Meeting of Ulcombe Parish Council held on Thursday 7th March 2024 at 7.15 p.m. in Ulcombe Village Hall Headcorn Rd, Maidstone ME17 1EB

Present: Parish Councillors R Robinson (Chairman), M Lingwood (Vice Chairman), S Charlton, A Diamond, I Moir, P Titchener

Also present: I Bowie (Clerk).

Twenty-four members of the Public. MBC Councillor Z Trzebinski

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.**

There were none

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.**

- Councillor Titchener declared an interest in agenda items 8.1.1 and 8.1.5
- Councillor Diamond Declared a Pecuniary Interest in agenda item

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

1.5 **Declarations of Lobbying.** All councillors declared they had been lobbied on agenda item 8.1.1

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.

- A member of the public questioned the Clerks working hours
- HGV's in the Village
- Members of the public spoke re agenda item 8.1.1
- Request to add the timetable for the 59 bus to the UPC Website.
- Mr P Titchener addressed the Parish Council regarding agenda item 8.1.5 as a member of the public.

3. Reports from external parties (if present).

3.1.1 Reports from County Councillor, Borough Councillor, Community Warden and Police Representatives, if present.

MBC Councillor Trzebinski gave his report.

- MBC had secured 465 of the target of 1,000 affordable homes, with more in the pipeline
- MBC Community Resilience Fund

3.1.2 To receive a report from Jarvis Homes following the public meeting held on 22nd February 2024

Jarvis Homes reported:

- Public Consultation was well received
- Concerns raised included the impact on local roads, the entrance to the site, the preference for bungalows, and the lack of net biodiversity gains.
- Positive responses to flood management proposals and affordable homes. Plans were generally well received.
- Jarvis Homes would be happy to discuss further with residents
- All Plans available on the MBC planning portal

3.1.3 To receive a report from Esquire Developments following the public meeting held on 29th February 2024

Esquire Developers reported:

- That they had withdrawn their planning application.
- They would resubmit with an improved community space.
- They would liaise with the PC, MBC and the community.
- They would not resubmit until the emerging local plan had been adopted.

4. To receive reports from:

- 4.1 Chairman Ulcombe Parish Council Cllr Robinson
Matters covered under other agenda items
- 4.2 Parish Clerk (on matters not included in other agenda items) Irene Bowie
Matters covered under other agenda items.
- 4.3 Councillor's Reports. Matters covered under other agenda items.

5. Minutes of the Parish Council Meeting:

RESOLVED :

The minutes of the Parish Council Meeting held on the 11th of January 2024 were taken as read, confirmed as a correct record and signed by the Chairman.

The Chairman, as per Standing Order 10 (a)(vi), proposed a motion to change the order of business and bring forward agenda item 8 Planning.

RESOLVED:

To change the order of business and bring forward agenda item 8 as the next agenda item.

8. Planning:

8.1 To consider the following applications:

- 8.1.1 **24/500222/OUT Land At And To The East Of Headcorn Road Ulcombe Kent**
Outline application (with all matters reserved except for access) for a residential development of up to 25 dwellings, with vehicle access to be taken from Headcorn Road only.
Councillor Titchener, having declared an interest, did not comment nor vote.
RESOLVED: UPC Objection by Majority (1 Approve: 1 Abstention: 3 Objection)
- 8.1.2 **24/500559/LBC Pepper Box Inn Windmill Hill Ulcombe Maidstone Kent ME17 1LP**
Listed Building Consent for external works including the demolition of existing external steps and instalment of new accessible ramp access, erection of a new dwarf wall with flower beds behind, and a timber screen to kitchen area.
RESOLVED: UPC Objection (Unanimous)
- 8.1.3 **24/500414/SUB Golden Oaks Pye Corner Ulcombe Kent ME17 1ED**
Submission of Details pursuant to condition 7 (landscaping scheme), 9 (biodiversity enhancements) and 10 (renewable energy) of application 23/503722/FULL.
RESOLVED: UPC No Objection (Unanimous) on the proviso that MBC has received all relevant information.
- 8.1.4 **24/500401/SUB Land Adjacent To The Hawthorns Pye Corner Ulcombe Kent ME17 1EF**
Submission of details to discharge condition 6 (site development scheme) of planning application 23/504294/FULL.
RESOLVED: UPC No Objection (Unanimous) on the proviso that MBC has received all relevant information.
- 8.1.5 **APPEAL 23/500218/FULL 23/500218/FULL Neverend Farm Pye Corner Ulcombe Kent ME17 1EF**
Councillor Titchener, having declared an interest, left the room and did not comment nor vote.
RESOLVED: UPC will support the appellant's appeal on the condition that it is granted only for the lifetime of the appellant. (Unanimous)

- 8.1.6 **24/500689/FULL Upper Boy Court Oast Boy Court Lane Headcorn Kent TN27 9LA**
Erection of an outbuilding to provide a greenhouse, potting shed, gym, general storage, and a home office/art studio, on existing concrete base, ancillary to main dwelling. Councillor Diamond, having declared a pecuniary interest, left the room and not comment nor vote.
RESOLVED: UPC No Objection (Unanimous)
- 8.2 To table and validate planning applications dealt with since last meeting :
- 8.2.1 **24/500004/FULL Kent Farmhouse Crumps Lane Ulcombe Kent ME17 1EX**
Retrospective application following approval: 22/500209/FULL for 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.
UPC No Objection
- 8.2.2 **23/505751/FULL Chegworth Mill Farm Chegworth Road Harrietsham Kent ME17 1DD**
Change of use of arable field to an 8no. pitch glamping site comprising 3no. yurts, 4no. safari tents and 1no. shepherds hut, including erection of a farm shop with associated storage, staff welfare facilities, and provision of WC/shower facilities for glamping tourists, with associated solar panels, parking, access and infrastructure.
UPB Objection (By Majority)
- 8.2.3 **23/505185/FULL Tilmangate House Windmill Hill Ulcombe Kent ME17 1LP** Conversion and alterations to existing double garage for a granny annexe.
UPC No Objection
- 8.2.4 **24/500012/FULL Ulcombe Place Ulcombe Hill Ulcombe Kent ME17 1DN**
Proposed installation of a tennis court, pond and new access gate to the grassland field and landscape enhancement and planting.
UPC No Objection
- 8.3 To table decisions by Maidstone Borough Council (MBC) since the last meeting.
- 8.3.1 **23/505329/FULL East Kent Farm Crumps Lane Ulcombe Kent ME17 1EX**
Retrospective application for the erection of a lambing shed.
Application Permitted
- 8.3.2 **23/505185/FULL Tilmangate House Windmill Hill Ulcombe Kent ME17 1LP**
Conversion and alterations to existing double garage for a granny annexe.
Application Permitted
- 8.3.3 **23/505363/FULL Caravan 2 Hawthorn Farm Pye Corner Ulcombe Maidstone Kent ME17 1EF**
Erection of 2no. day rooms to serve 2no. Gypsy and Traveller pitches (approved under reference 17/502714/FULL).
Application Refused
- 8.4 To consider any late planning matters. There were no late planning matters.

6. Finance:

- 6.1 To authorise payments on the schedule (to be provided at the meeting):

RESOLVED: To authorise the payments on the schedule.

Payment	Payee	Description	
	I Bowie	Staff Costs (Under Payment) February 2024	Confidential
	I Bowie	Staff Costs (Under Payment) March 2024	Confidential
	Amazon	Stationary Items	128.68
	HMRC		Confidential
	Easy PC	2023 + 2024	122.00

DD	ionos	Emails February/March 2024 2 x £33	66.00
SO	Irene Bowie	Staff Costs February/March 2024	Confidential

6.2 To consider a Grant request from All Saints Church Ulcombe
Agreed to provide a grant of £250 subject to receiving a grant application from.

6.3 To consider any late financial matters.

7. Highways:

7.1 To receive the parish portal report. The report was received.

7.2 To consider any other Highways matters
Potholes on Tilden Road. Councillors to report on the KCC Portal

**9. To validate the appointment of Gullands Solicitors LLP Maidstone as the Parish Council Solicitors.
RESOLVED: The appointment of Gullands Solicitors was validated.**

10. Recreation Play Area/Car Park:

10.1 To consider the inspection and maintenance of benches in the recreation ground
The Chairman and Councillors expressed their thanks to Mr Simon Odem for the repairs to the toilet container.

10.2 To consider matters pertaining to the Village Hall.

10.2.1 To discuss the Village Hall Lease. The Parish Council is awaiting a decision form the VHMC.

10.3 To receive and consider any other matter pertaining to the recreation ground/car park.

11. Correspondence:

11.1.1 To Table Items of Late Correspondence:

11.2.2 To Table items circulated:

11.2.1 Headcorn Residents Letter re Rubbish along Lenham Road

11.2.2 Residents email regarding Meeting Regarding Potential Developments in Ulcombe

11.2.3 Jarvis Homes Posters

11.2.4 Local Government Elections - Thursday 2 May 2024

12. Agenda Items for the next meeting

13. 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 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

**13.1 To consider legal advice regarding the Recreation Ground and Village Hall Lease
The Clerk will follow up with Gullands Solicitors to progress this matter.**

13.2 Planning Application 24/500222/OUT Land At And To The East Of Headcorn Road Ulcombe Kent

RESOLVED: The Parish Council does not give permission for any works to be carried out on its land without express permission. The clerk to write to Jarvis Homes and advise them.

There being no further business to be transacted, the Chairman closed the meeting at 21:31 pm

These minutes are not a verbatim record of the meeting but a record of decisions made.

Signed on behalf of the Parish Council

Signature:

Date:

Chairman (Print Name):