

ULCOMBE PARISH COUNCIL
Minutes of meeting held on Thursday 27th January 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 13 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.** Cllr Robinson advised that there had been a change to her Register of Interests and that she had registered the amendment with MBC.
- 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.** There were none

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 4th November 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: It was agreed to defer this item to a later date
- 5.2 UPC KALC Representatives . It was confirmed that UPC has only two representatives to KALC. Cllrs Robinson and Lingwood.
- 5.3 Provision of a PC Cupboard in the Village Hall. It was reported that a double fronted cabinet would be constructed in the committee room of the village hall. The parish council would share the cabinet with the History Society.

6. Finance:

- 6.1 To note receipts of Income: Income received was £1060.55 (Parish Services Schemes £1060.50 and 0.05p bank interest)
- 6.2 To authorise payments on the schedule (to be provided at the meeting): It was RESOLVED to approve the payments. Appendix A
- 6.3 To confirm bank reconciliation: The reconciled balance of £ 42,222.05 was received and accepted.
- 6.4 To confirm the budget requirement and the setting of the precept for 2022/23. It was RESOLVED that the precept would be set at £24,912.51. This represents a Band D of £61.51 per annum.

7. The Queens Platinum Jubilee: It was agreed that several options would be investigated. It was AGREED to consider a Tree Planting project. Cllr Robinson to discuss tree planting with the school. All Cllrs to identify potential locations to plant trees.

8. Highways:

- 8.1 Highways Improvement Plan (HiP) It was AGREED that Cllrs Kenward and Robinson would arrange a meeting with KCC Highways to discuss the annual Highways Improvement Plan. It was AGREED that Cllrs would forward any Highways concerns to Cllr Robinson.
- 8.2 KCC Lorry Watch. It was AGREED that Cllr Kenward would liaise with KCC regrading a Lorry Watch scheme for the parish.
- 8.3 To consider any other Highways matters.
No other matters were discussed.

9. To receive reports from:

- 9.1 Chairman Ulcombe Parish Council Cllr Kenward
Cllr Kenward reported that a recent Parish Liaison meeting had been held. It was reported that the police were most active in and around Headcorn. The issue of Lorries on Chegworth Road and the speed of traffic through Ulcombe was discussed. It was reported that very fast roads are not policed because of the danger in setting up equipment. Patrols would be used rather than electronic equipment. It was AGREED that Cllr Kenward would raise the issue of appropriate signage. Cllr Kenward to raise with the police why the crime figures do not appear to reflect the actual crimes within the community.
- 9.2 District Councillor MBC Cllr Trzebinski
Cllr Trzebinski gave his report. It was reported that James Bailey will be leaving the MBC planning department. It was . It was reported that the Democracy Committee of MBC were due to meet to discuss moving to a Cabinet System with elections every 4 years commencing in 2024. The Boundary Commission review was discussed, and it was noted that the number of wards will be reduced from 55 to 48.
- 9.3 Kent County Councillor KCC Cllr Prendergast
Cllr Prendergast's report was noted. In particular the use of designated drivers for children's school runs. This will ensure that children know the drivers. There will be an app and website in due course.
- 9.4 Footpath Warden Report R. Banham
- 9.5 Police and Crime Report PCSO Boyd
A report of loose horses was reported and that an off-road bike had been seized by the police.
- 9.6 KALC Cllrs Lingwood/Robinson
Cllrs Lingwood and Robinson reported that the new MBC Planning Enforcement Officer had left. There were now two monitoring officers sharing the role at MBC. Leeds Langley bypass was discussed. KALC to hold training re the bullying of parish Clerks. The 20's plenty campaign was discussed.
- 9.7 Ulcombe Community Flooding Resilience Group Cllr Lingwood
The KCC report had been circulated to all members. Cllr Lingwood gave his report. 25 homes in the village had been flooded. Several residents had come forward to be trained as Flood Wardens. It was reported that moving forward the group will present a produce a flooding resilience plan. It was agreed that individual homeowners need to be aware of what they can do to protect their homes. It was RESOLVED that a grant of £3500 would be available for the Community Flooding Resilience Group to assist in the purchasing of materials for residents during future floods.

10. Planning:

- 10.1 To consider the following application/s:
- 10.1.1 22/500086/FULL Erection of a single storey extension and alterations to fenestration. Abbeywood **Lenham Road Kingswood Maidstone Kent ME17 1LX** No Objection
- 10.2 To table planning applications dealt with since last meeting:
- 10.2.1 21/506746/FULL Erection of a two-storey side extension. **1 Neverend Farm Barns Pye Corner Ulcombe Kent ME17 1EF**
- 10.2.2 21/506410/FULL Erection of a single storey front extension and installation of timber cladding. **Beaucroft The Street Ulcombe Maidstone Kent ME17 1DR**
- 10.2.3 21/505774/FULL Conversion and extension of existing building to provide single dwelling with alterations to roof, insertion of solar tiles to South elevation, creation of basement, including alterations to parking and cycle spaces. (Alterations to previously approved: 18/500762/FULL and 20/506157/FULL). **The Old Apple Store On Land Between Forge House And Rock Cottage Pye Corner Ulcombe Kent ME17 1EH UPC No Objection**
- 21/506262/FULL Erection of a detached garage in front garden (revised scheme: 16/501619/FULL). **Cobdown The Street Ulcombe Maidstone Kent ME17 1DR UPC No Objection**
- 21/506125/FULL Erection of a single storey rear extension with balcony above and new bi-fold doors to first floor. **The Oscars Lenham Road Kingswood Maidstone Kent ME17 1LX UPC No Objection**
- 10.3 To receive an update on any outstanding planning applications and results:
- 10.3.1 21/505250/FULL Demolition of rear conservatory. Erection of single storey rear extension with side and rear canopy, creation of first floor rear extension, including internal and external alterations. *Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA* Application Permitted
- 10.3.2 21/505188/FULL Erection of a single storey side extension to house endless swimming pool, master bedroom and shower room, and a single storey rear extension, including alterations to fenestration, garden levels and retaining wall (revised scheme to 20/504371/FULL). *Coachmans Cottage Ulcombe Hill Ulcombe Maidstone Kent ME17 1DN* Application Refused

- 10.3.3 21/505697/FULL Part retrospective application for erection of detached carriage house with new driveway (amended design of carriage house approved under planning permission 20/505003/FULL) *The Oaks Lenham Road Kingswood Maidstone Kent ME17 1LU* Application Permitted
- 10.3.4 21/505635/FULL Erection of a two storey rear extension together with first floor side and rear extensions. *Paladin House Lenham Road Kingswood Kent ME17 1LU* Application Permitted
- 10.3.5 21/505471/SUB Submission of details pursuant to condition 2 (plan showing curtilage of the residential unit) of application 18/505580/PNQCLA. *Little Jubilee Farm Jubilee Corner Stickfast Lane Ulcombe Maidstone Kent ME17 1HA* Application Refused
- 21/506174/FULL Erection of a single storey front extension together with an annexe. *Oak House The Street Ulcombe Maidstone Kent ME17 1DU* Application Permitted
- 21/506125/FULL Erection of a single storey rear extension with balcony above and new bi-fold doors to first floor. *The Oscars Lenham Road Kingswood Maidstone Kent ME17 1LX* Application Permitted
- 10.4 To receive late planning applications and other late planning matters:
- 22/500085/FULL Erection of a timber clad building for storage of garden machinery and equipment. *Neverend Lodge Pye Corner Ulcombe Maidstone Kent ME17 1EF*
- 22/500209/FULL 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. *East Kent Farmhouse Crumps Lane Ulcombe Maidstone Kent ME17 1EX*
- 22/500260/FULL Conversion of existing garage into a self contained annexe. Alterations to roof line to incorporate additional floor space. *Wellfleet Grange Chapmans Place Ulcombe Maidstone Kent ME17 1GB*
- 21/506398/FULL 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). *Forge House Pye Corner Ulcombe Maidstone Kent ME17 1EH*
- It was RESOLVED that the applications would be considered via email and validated at the next meeting.
- 10.5 To receive feedback from the Pre-Application Working Group: No report
- 10.6 To consider an approach to MBC Planning re Neverend Farm: It was RESOLVED , by majority 5 for and 1 against that no further action would be taken. It was AGREED that MBC Cllr Trzebinski follow up with MBC and report back .
- 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. Cllr Lingwood reported that the swing had been replaced.
- 11.2 To receive an update and recommendations from the Recreation Committee
It was reported that there were no further updates from the Cricket Club. It was AGREED that Cllr Kenward would email the cricket club to establish if they still had an interest in the ground.
It was AGREED that a rooted Christmas Tree would be planted. Location to be advised.
- 11.3 To receive an update on the Pavilion. No report
- 11.4 To consider matters pertaining to the Village Hall. The Community Breakfast Club was proving to be successful and a request to the PC had been made re a donation to a worthy cause. It was AGREED to suggest a specific project for the children of Ulcombe School to decide how best to spend the £60.
- 12. To consider the KALC Community Awards Scheme 2022**
A nomination from the parish council was put forward for the KALC Community Awards Scheme 2022
- 13. To consider a Neighbourhood Plan:**
It was RESOLVED that the Clerk would submit a Neighbourhood Area Application for determination by Maidstone Borough Council (MBC).
- 14. Correspondence:**
- 14.1 To Table Items of Late Correspondence: These were noted
- 14.2 To Table items circulated:
- 14.2.1 Residents^{FK} Landowners email re. land adjacent to the recreation ground. It was AGREED that the Pre-Application Working Group would meet with the resident to fact find and report back to the PC.

- 14.2.2 Polling Places Review 2022 - Harrietsham & Lenham Ward, Headcorn Ward, South Ward
- 14.2.3 COUNCIL TAX AND PRECEPT 2022/23
- 14.2.4 KALC Flyer - Our Event Schedule January to March 2022
- 14.2.5 Contain Outbreak Management Fund - deadline 31 January 2022
- 14.2.6 MBC Tree Planting Project
- 14.2.7 Planning Training Session - Monday 10 January 2022
- 14.2.8 Platinum Jubilee Preparations - Platinum Jubilee Beacon Trail
- 14.2.9 Email from VHMC Re joint Insurance for 2022-23

15. To review Councillor contact details on the UPC Website:

It was RESOLVED, by majority (5 For : 1 Against) that all Cllrs parish council emails would be added to the website.
It was RESOLVED that only the Chairman's telephone contact details would be on the website.

16. To review the UPC Model Publication Scheme:

It was RESOLVED to amend the UPC Model Publication Scheme to reflect the resolutions made in agenda item 15.

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.

Enforcement Matters: Several enforcement matters were discussed.

There being no further business to be transacted the meeting closed at 9:30 pm

Signed : *Fiona Kenward*
Chairman

Date: 3rd March 2022

Appendix A

Payment Schedule

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| HMRC Q3 | 110.20 x 3 | 330.60 |
| Hop Engineering | Village Sign Repair | 216.00 |
| S Odam | Lights for Porta Cabin | 75.00 |
| Commercial Services Ltd | Village Maintenance- Landscape Services | 253.00 |
| Ionos | Emails and Website Provider | 30.00 |