



ULCOMBE PARISH COUNCIL

AGENDA

Members are hereby summoned, and notice is given that the Meeting of the Parish Council will be held on Thursday 25th March 2021 at 7:15 pm via Zoom

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

Members of the public can join this meeting by contacting the Parish Clerk Irene Bowie ulcombepc@outlook.com no later than 4pm on the day of the meeting. Members of the public can join by video or telephone.

Parishioners questions (one per person) should be emailed by 4pm on the day before the meeting to ulcombepc@outlook.com

If joining the meeting, we must ask you to mute your device when entering the meeting and remain muted until you are invited to speak by the Chairman.

PRIOR TO THE START OF THE MEETING:

***To discuss, for a maximum of fifteen minutes, questions received by email from members of the public.
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 Meeting held on 21st January 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 Website Update

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:

7. Litter and Fly Tipping:

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

To receive an update and consider any further actions.

8. Highways:

- 8.1 To update the Highways Improvement Plan
- 8.2 To receive the parish portal report:
- 8.3 To receive an update on Lenham Road
- 8.4 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 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 |
| 9.6 | Community Warden Report | D Riach-Brown |
| 9.7 | KALC | Cllr Titchener |

10. Planning:

- 10.1 To consider the following applications
 - 10.1.1 21/500773/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA
[Erection of a replacement five bedroom detached dwelling.](#)
 - 10.1.2 21/501138/FULL Glenville House The Street Ulcombe ME17 1DU
[Demolition of existing workshop, conservatory, utility room and kitchen, and erection of a part single, part two storey rear extension. Removal of existing garage and greenhouses to create new vehicular access to rear garden, and erection of a detached outbuilding.](#)
 - 10.1.3 21/500772/FULL Upper Little Boy Court Boy Court Lane Headcorn Ashford Kent TN27 9LA
[Erection of a detached garage with holiday let accommodation above.](#)
 - 10.1.4 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.](#)
- 10.2 To table planning applications dealt with since last meeting:
 - 10.2.1 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).
UPC No Objection
 - 21/500661/FULL Unit 1 Chegworth Court Farm Chegworth Road Harrietsham Maidstone Kent ME17 1DG
Retrospective application for a change of use of building Unit 1 and use of land for storage of cranes and crane hire. UPC Objection
 - 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
UPC Request Diversion Footpath
 - 21/500982/FULL White Acres Ulcombe Road Headcorn Kent ME17 1EY
Part retrospective application for demolition of garages and erection of two storey side and rear extension. UPC
- 10.3 To receive an update on any outstanding planning applications and results:
 - 10.3.1 20/505246/FULL Roydon Farm Pye Corner Ulcombe Maidstone Kent ME17 1EG
Siting of 2(no) additional mobile homes for residential occupation by Gypsy families, and associated hardstanding and 2(no) touring caravans as shown on site location plan (1:2500); and drawing references: P937/2 and P937/3. MBC Refused
 - 10.3.2 20/505320/FULL Water Lane Caravan Site Water Lane Harrietsham ME17 1DH
Removal of the existing timber framed wash-room facilities serving 14 plots and replacement with traditional style construction on existing footprints. Renewal of the mains water and mains electrical for direct billing. Repair of the foul water drainage system (cesspit and pumping station). Replacing 6 lighting columns and adding an additional lighting column.
MBC Application Permitted
 - 10.3.3 20/505482/FULL Rain Farm Eastwood Road Ulcombe Maidstone Kent ME17 1EJ
Conversion of existing barn to 1 no. residential dwelling incorporating an extension and demolition of other barns within site (resubmission of 17/505624/FULL, as amended by 18/504031/NMAMD).

- 10.3.4 MBC Application Permitted
20/505988/LAWPRO 1 Neverend Farm Barns Pye Corner Ulcombe Kent ME17 1EFLawful Development Certificate (Proposed) for use of agricultural field as a small 5no. pitch caravan and motorhome site for use by an exempted organisation.
- 10.3.5 MBC Application Permitted
20/506157/FULL The Land At The Old Apple Store Pye Corner Ulcombe Kent ME17 1EH Conversion and extension of existing building to provide single dwelling with alterations to roof, insertion of front solar tiles and creation of basement (alterations to previously approved: 18/500762/FULL). MBC 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 the results of the Pavilion Survey and consider any actions to be taken
 - 11.4 To review arrangements for Headcorn Football Club
- 12. Correspondence:**
 - 12.1 To Table Items of Late Correspondence:
 - 12.2 To Table items circulated:
 - 12.2.1 Notice of Election - Police & Commissioner Election - Thursday 6 May 2021
 - 12.2.2 Notice of Election - Thursday 6 May 2021
 - 12.2.3 Local Government Elections - Thursday 6 May 2021
 - 12.2.4 Maidstone KALC Area Committee - 22 March
 - 12.2.5 CENSUS DAY ON SUNDAY 21st MARCH
 - 12.2.6 KCC ROADMAP' FOR EASING LOCKDOWN RESTRICTIONS
 - 12.2.7 ACRE Village Halls Domesday Book - ACRE Campaign
 - 12.2.8 Operation London Bridge
- 13. New Parish Council Email Addresses**

Irene Bowie

Clerk to Ulcombe Parish Council
ulcombepc@outlook.com

19th March 2021

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