

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 5 June 2025 at 7.15pm at Ulcombe Village Hall.

Those Present: Cllr Titchener (Chairman), Cllr Diamond and Cllr Sharp. Clerk: Helen Anderson

There was one resident present.

1.
 - (a) **Apologies for absence** from Cllr Boland (Work Commitments) and Cllr Charlton (Delayed on M20 due to serious accident) were received and accepted. Borough Councillor Trzebinski and County Councillor Emberson.
 - (b) **Declarations of Changes to the Register of Interests** There were no changes to the register of interests.
 - (c) **Declarations of Pecuniary Interest or other Interests as defined by the Kent Code of Conduct and the Localism Act 2011 on any items on the agenda** There were none received.
 - (d) **Requests for Dispensations** No requests were made.
 - (e) **Declarations of Lobbying** None were received.
 - (f) **Intention to record or film the meeting** Cllr Titchener recorded the meeting.
2. **Public Session** – Nikki Sharp wished to record her thanks to the Council for the presentation of her KALC Community Award, the flowers and gift, which were presented at the Annual Parish Meeting on 22 May 2025.
3. **The Minutes** of the meeting held on 8 May 2025. It was RESOLVED that the minutes were taken as read and confirmed as a correct record and signed by the Chairman.
4. **County Councillor** – No report was received.
Borough Councillor Report – No report was received.
5. **To receive an update about progress of resolutions from the last meeting.**
 1. The Parish Infrastructure Investment Plan Survey is now live on Survey Monkey. The deadline for completion is Friday, 13 June 2025 at 5pm.
 2. KALC Maidstone has circulated a draft of the Model Code of Conduct for any final comments. A recommendation to formally adopt the code will be given later in the year. It was resolved to confirm with KALC Maidstone that the Council agreed with the wording circulated.
6. **Planning**
 - (a) The following planning applications were considered:-

Application: 25/501997/FULL Address: Vale End The Meadows Lenham Road Headcorn Kent Proposal: Part Retrospective application for change of use of land for the stationing of 2no. static mobile homes, 1no. touring caravan and erection

of a day room for Gypsy/Traveller occupation. It was RESOLVED to object to this application and for it to go to planning committee if contrary to the Officer's decision.

(b) The following planning appeal was received.

Notification of Appeal Lodged with the Planning Inspectorate Proposal Reference Number APP/U2235/W/25/3365827 (Planning application Ref: 24/501759/FULL). Proposal: Change of use of land for the siting of 2no. static caravans, 2no. touring caravans and erection of 2no. day rooms for Gypsy/Traveller use with associated parking (part retrospective). Location: Plot 1 The Meadows Lenham Road Headcorn. The deadline by written representation is 2 July 2025. It was RESOLVED to reply to the Inspectorate that the Council stood by its objections already made.

Appeal by: Dhanji Bhudia And Mrs Laliben Dhanji Bhudia Appeal against Enforcement Notice - Without planning permission, the material change of use of land to a mixed use of keeping of horses and residential for Gypsies and Travellers including the stationing of caravans and associated operational works including the laying of hardsurfacing, installation of a septic tank and the erection of three stable buildings, two which are used as utility buildings - Land to the West of Water Lane at Woodside Water Lane Harrietsham Kent ME17 1DH. Planning Ref: 25/500058/ENF APP/U2235/C/25/3365694. APP/U2235/C/25/3365695. The deadline by written representation is 2 July 2025.

Appeal by: Elvina Matthews. Appeal against Enforcement Notice - Without planning permission, the material change of use of land to a mixed use of keeping of horses and residential for Gypsies and Travellers including the stationing of caravans and associated operational works including the laying of hardsurfacing, installation of a septic tank and the erection of three stable buildings, two which are used as utility buildings - Land to the West of Water Lane at Woodside Water Lane Harrietsham Kent ME17 1DH. Planning Ref: 25/500053/ENF APP/U2235/C/25/3365719. The deadline by written representation is 2 July 2025.

(c) The following planning decisions were received from Maidstone Borough Council:-

APPLICATION REF: 25/500234/FULL PROPOSAL: Erection of a single storey side extension to existing garage, external staircase with changes to fenestration and conversion of existing loft to playroom and wc. ADDRESS: Cowslip Cottage Windmill Hill Ulcombe Kent ME17 1LP. **APPROVED**

25/501067/PNQCL Prior notification for the change of use of 2no. buildings and any land within their curtilage from agricultural to 2no. dwellinghouses and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site.- Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external

appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses. ADDRESS: Farm Buildings South of Mansion House Barns Crumps Lane Ulcombe Kent ME17 1EX. **APPROVED**

25/501183/FULL Creation of new access ADDRESS: Witherden Farmhouse Lenham Road Headcorn Kent TN27 9LE. **REFUSED**

APPLICATION REF: 25/501354/FULL PROPOSAL: Demolition of existing greenhouses, addition of external insulation and render and changing of remaining double glazed windows to triple glazed windows to main dwelling and erection of a garden storage building, garden office building and bin store. ADDRESS: 10 Headcorn Road Ulcombe Kent ME17 1EB. It was RESOLVED to approve this application. **APPROVED**

7. **Finance**

(a) There were no receipts of income.

(b) It was RESOLVED to agree that the following payment was made:-

DD	IONOS	Council Email Address Fee	36.00
DD	EDF Energy	Pavilion Electricity	25.24
002488	Amesis	Litter Picking	393.99
002489	Ulcombe V Hall	Hall Floor Refurb Grant	2500.00
002490	H Anderson	Salary & Expenses	872.46
002491	HMRC	Tax & NI	217.57
002492	Colours Builders	Pavilion Refurb (rear)	2730.00
Total			<u>£6775.26</u>

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 15 May 2025 was £25,119.24 for the main current account. As of 15 May 2025 it was £96.89 for the deposit account and as of 30 May 2025 it was £32,066.35 for the 95 day liquidity account.

8. **Correspondence**

(a) Notification has been received of the contact details for Ulcombe School to be used in the event of emergency situations. It was RESOLVED to place these on the website.

9. **Kent Highways** -There was no further update available on the Kent Highways Improvement Plan.

It was RESOLVED to contact Kent Highways to clear the vegetation blocking the visibility of the yellow warning sign at the junction of Chegworth Road and the A20 and to enquire whether it could be moved closer to the A20.

10. **Flooding** – An updated flood mitigation document was received from a local resident. It was RESOLVED to keep this on file. It was felt that the resident should be encouraged to forward this to KCC and developers, Jarvis Homes and Esquire.

11. **Play Area/Recreation Ground**

- (a) A play area inspection has been carried out by Sovereign and their report is awaited. A visual check by the clerk reported no new issues.
- (b) It was RESOLVED to accept the application for use of the recreation ground for the Summer Event on Saturday, 23 August 2025.
- (c) Part of a quote has been received for the refurbishment of the play area. This was accepted in principle but pending further quote(s) still awaited regarding the repair/replacement of wet pour surfaces.
- (d) It was RESOLVED to accept a quote for an investigation to be undertaken on the recreation ground drainage. This will help in exploring the way forward to help the football pitches during the winter months.

12. **Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for further discussion at the May 2025 meeting.**

An annual cultivation licence has been applied for with Kent Highways to allow the planting of bulbs on the traffic island at Eastwood Road and Headcorn Road. There was no charge for this.

The NuVenture bus figures for the month of May have been received. This showed a consistent number of passengers using the service.

Public Bodies (Admission to Meetings Act 1960), the public and press be excluded from the meeting by the reason of its confidential nature.

- 13. (a) It was RESOLVED not to explore the purchase of land for an additional recreational area at the present moment.
- 14. (b) In light of the decision taken on 13(a), it was agreed that there was no need to explore funding streams at the present moment.

The Meeting closed at 9pm

Approved by:

Date: