

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 3 October 2024 at 7.15pm at Ulcombe Village Hall.

Those Present: Cllr Titchener (Chairman), Cllr Barlow, Cllr Boland, Cllr Charlton and Cllr Sharp. Clerk: Helen Anderson

There were no residents present. Maidstone Borough Councillor, Z Trzebinski.

1. **(a) Apologies for absence** Cllr Diamond (Work Commitments) were accepted. County Councillor, Shellina Prendergast.
(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 Cllr Titchener on planning application 24/503682.
(f) Intention to record or film the meeting Cllr Titchener recorded the meeting.
2. **Public Session** – No residents were present.
3. **The Minutes** of the meeting held on 5 September 2024. It was RESOLVED that the minutes were taken as a read and confirmed as a correct record and signed by the Chairman.
4. **County Councillor** – There were no matters arising to report on.
Borough Councillor Report –Cllr Trzebinski gave a short report.
5. **To receive an update about progress of resolutions from the last meeting.**
 1. The Village Hall Memorandum of Agreement has been agreed and signed by the Chairman.
 2. The tree works on the recreation ground have been completed.
 3. The hedge cutting and rough groundwork on the recreation ground have been completed along with the removal of vegetation around the bus shelter.
6. **Planning**

(a) The following planning applications were received for consideration:-

APPLICATION REF: 24/503682/FULL PROPOSAL: Demolition of existing shed and replacement with a new single storey home office and storage area, including increase in fence height. ADDRESS: 2 Fairbourne Heath Cottages Windmill Hill Ulcombe Kent ME17 1LP. It was RESOLVED to approve this application with a condition requesting that it must be for domestic use only and not for commercial use.

APPLICATION REF: 24/503732/FULL PROPOSAL: Demolition of garage with erection of a two storey side and rear extension. ADDRESS: Constance Villa Pye Corner Ulcombe Maidstone Kent ME17 1EF. It was RESOLVED to approve this application.

APPLICATION REF: 24/503940/FULL PROPOSAL: Siting of 2(no) additional static caravan pitches (retrospective). ADDRESS: Plumtree Park Pye Corner Ulcombe Kent ME17 1EF. It was RESOLVED to refuse this application and if contrary to the Officer's decision for it to be taken to the planning committee.

(b) To note planning appeals received.

Planning Appeal Householder Application. Location: Hillcroft Ulcombe Hill Ulcombe Kent ME17 1DJ. Proposal: Erection of two storey rear extension, single storey side extension and first floor side extension. Appeal Reference Number(s): APP/U2235/D/24/3349935 MBC Ref 24/501296. This was noted.

Notification of Appeal Lodged with the Planning Inspectorate Proposal: Section 73 - Application for removal of condition 8 (Holiday accommodation occupation period) pursuant to 22/504521/FULL for - Use of land for the stationing of holiday log cabins (13 twin unit caravans) and associated bases, roads, lighting and drainage details, plus use of existing vehicular access on to Pye Corner. Location: Land Adjacent to Neverend Farm Pye Corner Ulcombe – Comments by 4 November 2024. It was RESOLVED to submit a comment.

(c) The following planning decisions by Maidstone Borough Council were noted:-

APPLICATION REF: 24/502947/LBC PROPOSAL: Listed Building Consent for relocation of existing kitchen, addition of new limestone flooring and under floor wet system heating throughout ground floor, removal of modern gyproc partition walls, new partition wall to first floor to provide separate access and fire escape, replacement of modern staircase and balustrade, installation of 1no. conservation rooflight, replacement of front door and 3no. french doors to rear of property, replacement of double glazed windows, and replacement of safety glass to mill workings casing and improvements to modern timber enclosure. ADDRESS: Chegworth Water Mill Chegworth Road Harrietsham Kent ME17 1DD. **PERMITTED.**

24/503590/AGRIC Prior notification for erection of 1no. new agricultural building for hay, feed and farm machinery storage. For its prior approval to: - Siting, design and external appearance. Southover Manor Lenham Road Ulcombe Kent ME17 1LT. **REFUSED.**

7. Finance

(a) Receipts of Income

Kent County Council Members Grant for Defibrillator £500.00

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

DD	IONOS	Council Email Address Fee	30.00
002436	Ulcombe Village Hall	Hall Hire July-October 2024	168.00
002437	Arbour Tree Surgery	Tree Surgery Recreation Ground	10098.00
002438	Colours Builders	Pavilion Restoration Part 1	7314.00
002439	EDF Energy	Electricity Costs Pavilion	19.55
002440	SLCC Enterprises	Locum Clerk Fees - August	1431.45
002441	HMRC	Tax & NI for period 6	157.74
002442	Helen Anderson	Salary & Expenses	621.20
Total			£19839.94

- (c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 1 October 2024 was £31,814.92 for the deposit account, and as of 13 September 2024, it was £31,325.12 for the main current account.
- (d) A grant request from Ulcombe Community Drop In was withdrawn.

8. Correspondence

- (a) Notification was received of the Maidstone Borough Council Non-Domestic Rates Discretionary Rate Review Consultation. The deadline for comments is 31 October 2024. It was RESOLVED to complete this.
- (b) An email was received from Maidstone Borough Council requesting the possibility of their Leader, Cllr Stuart Jeffrey to attend a meeting of the Parish Council in the next 6-12 months. It was RESOLVED to agree to meet Cllr Jeffrey although it was felt that a daytime meeting may be more appropriate. The clerk to liaise with Maidstone Borough Council.
- (c) Notification has been received of the KCC Highways and Transportation Autumn Seminar being held on 20 November 2024. Further details on time and venue will be distributed to Councillors upon receipt of this information.
- (d) An information sheet was received on the serious issue of Asian Hornets in the area. This will be placed on the social media channels and the village noticeboards.

9. Play Area/Recreation Ground

- (a) It was RESOLVED for Cllr Barlow to have further detailed discussions with two play area providers regarding their quotes and the way forward. It was also RESOLVED for Cllr Barlow to investigate the potential for outdoor gym equipment.
- (b) It was RESOLVED in principal for a group exercise class (boot camp style) to use the recreation ground for training sessions. It was RESOLVED that the organiser of this class and the clerk should liaise further regarding their requirements and ground conditions and the football pitch.

10. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for further discussion at the October 2024 meeting.

Ulcombe Place Post Box – a Victorian box is being sourced to replace the one recently damaged.

14. Public Bodies (Admission to Meetings Act 1960), the public and press be excluded

from the meeting by the reason of its confidential nature.

- (a) The Council was briefed on the document retention matters after further advice had been sought.

The Meeting closed at 9.30pm

Approved by:

Date: