

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 2 October 2025 at 7.15pm at Ulcombe Village Hall.

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

Borough Councillor Trzebinski. There was 1 resident present.

1. **(a) Apologies for absence** were received and accepted from Cllr Boland (Work Commitments).
County Councillor Emberson and Borough Councillor Round tendered their apologies.
(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 None were received

2. **Public Session**

A resident mentioned the traffic issues at the Went's Crossroad.
A resident asked whether the S106 Grafty Green funds had been used.
A resident asked for a copy of the Parish Infrastructure Investment Survey results.

3. **The Minutes** of the meeting held on 4 September 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** – A written report was received.

Borough Councillor Report – Cllr Trzebinski gave a short report.

5. **To receive an update about progress of resolutions from the last meeting.**

(a) The play area repair/renovations date to start works is still awaited.

6. **Planning**

- (a) A Certificate B Notice Under Article 13 of the Town and Country Planning (Development Management Procedure) Order 15 has been received relating to the planning application for Land at Eastwood Road, Ulcombe by Esquire Developments. (b) It was RESOLVED to consider the implications that their proposals would have on the recreation ground and for this to be taken into closed session at the end of the meeting.

(b) The following planning applications were considered:-

APPLICATION REF: 25/503621/FULL PROPOSAL: Erection of a side extension to existing double garage/workshop on existing hardstanding. ADDRESS: Shiloh, Lenham Road, Harrietsham, Kent ME17 1NA. It was RESOLVED to approve this application.

(c) No planning appeals were received for consideration.

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

APPLICATION REF: 25/503155/FULL PROPOSAL: Demolition of existing shed and replacement with a new single storey home office and storage area, including increase in fence height (revised scheme to 24/503682/FULL). ADDRESS: 2 Fairbourne Heath Cottages Windmill Hill Ulcombe Kent ME17 1LP. **APPROVED**

7. Finance

(a) There were no receipts received.

(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	23.30
002506	H Anderson	Salary & Expenses	709.52
002507	HMRC	Tax & NI	226.61
Total			<u>£995.43</u>

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 1 October 2025 was £39,906.38 for the main current account, £105.08 for the deposit account and £32,425.23 for the 95 day liquidity account.

(d) The quarterly budget (June-September) was presented and agreed.

8. .Gov.UK Website Domain and Email Address It was RESOLVED to transfer the website to a .gov.uk domain and to take 1 email address for the clerk with our existing website provider, Hugofox.

9. Correspondence

(a) Notification has been received from KALC regarding the Community Awards 2026. It was RESOLVED to place this on the next agenda.

(b) Notification was received of the KALC AGM on 22 November 2025.

(c) Ulcombe Village Hall Management Committee have forwarded plans for the siting of an 'In-Post' Parcel Hub on the grounds of the village hall.

10. Kent Highways – The Kent Highways Improvement Plan items remain ongoing.

11. Play Area/Recreation Ground

- (a) A play area inspection has been carried out and no new issues were reported.
(b) Notification has been received from Headcorn Football Club stating that they will not be using the recreation ground for the forthcoming season. It was RESOLVED that the football club be asked to clear their equipment from the pavilion in order to allow refurbishment of the interior to take place later on in the year.

12. Reports of any external meetings attended by Councillors

There were no reports received.

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

There were no items raised.

Part 2: 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.

14. Enforcement Issues – It was RESOLVED to contact Maidstone Borough Council regarding a couple of items that have been identified as areas of concern.

15. Planning 6(b) – The possible implications/liabilities with having both a footpath and foul sewer across the far end of the recreation ground in order to serve the development at Land at Eastwood Road was discussed. It was RESOLVED that further consideration would be given following additional feedback from the developer.

The Meeting closed at 8.45pm

Approved by:

Date: