



ULCOMBE PARISH COUNCIL

Parish Office: C/o 16 Chaplin Drive, Headcorn TN27 9TN
Telephone: 07944 668802 Email: clerk@ulcombeparishcouncil.co.uk

Notice of meeting of the Parish Council

Dear Sir / Madam

I give you notice that the Meeting of the PARISH COUNCIL for Ulcombe will be held at Ulcombe Village Hall on Thursday, 7 August 2025 at 7.15pm.

All members of the Council are summoned to attend to consider and resolve upon the business to be discussed. The agenda is set out below.


(Parish Clerk)

1 August 2025

Members of the Public and Press are encouraged to come to the meetings, and there is an opportunity to address the Council.

BUSINESS TO BE TRANSACTED

1. (a) Apologies for absence received and confirmed by the Council.
(b) Declaration of 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.
(d) Requests for Dispensations.
(e) Declarations of Lobbying.
(f) To confirm whether anyone in attendance intends to record or film the meeting.
2. Public Session (Meeting adjourned – minute book closed). Chairman to invite members of the public to speak on any items of village concern. The duration of speaking time will be at the Chairman's discretion.
3. To resolve that the minutes of the Council Meeting held on 3 July 2025 be taken as read, confirmed as a correct record and signed by the Chairman.
4. County Councillor and Borough Councillor Reports.
5. To receive an update about progress of resolutions from the last meeting. (Information Only)
6. **Planning**
 - (a) To consider any planning applications received for consideration up to the meeting date including:-

25/502685/FULL Erection of summer house/games room in place of existing tennis court. East Kent Farmhouse Crumps Lane Ulcombe Kent ME17 1EX.

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

- (b) To note any planning appeals received.

Withernden Farmhouse, Lenham Road, Headcorn – Creation of new access. PINS Reference APP/U2235/W/25/3367229m MBC Reference 25/501183/FULL. Deadline for any further comments by 13 August 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, erection of close boarded timber fencing and the erection of three stable buildings, two of which are used as utility buildings. at Woodside Water Lane Harrietsham Kent ME17 1DH. APP/U/2235/C/25/3369052 MBC Reference 25/500081/ENF. Deadline for comments is 25 August 2025

(c) To note planning decisions received from the Borough Council on recent applications.

7. Finance

- (a) To note Receipts of Income.
- (b) To authorise Payments listed on the schedule.
- (c) To receive the bank reconciliation.

8. Correspondence

- (a) To receive notification of a National Highways & Transport Network Public Satisfaction Survey.
- (b) To receive the Community Governance Review Survey (Stage 1) for the Maidstone Unparished Area, and Grove Green and Thurnham West.
- (c) To receive a letter from Kent County Council regarding an upcoming Property Flood Resilience Scheme for Ulcombe that KCC and the Environment Agency are planning.
- (d) To receive an email from Maidstone Borough Council regarding supporting efficient case handling – reporting and communication guidance.
- (e) To receive a notice of Maidstone Borough Council Planning Induction Training on 15 September 2025 via Teams, which Councillors may attend.
- (f) To receive notification of KALC Training Courses.

9. **South East Water** – to receive a letter of response regarding issues recently raised in Ulcombe.

10. **Kent Highways** - To receive an update on the Kent Highways Improvement Plan.

11. Play Area/Recreation Ground

- (a) To receive a play area inspection report from ROSPA.
- (b) To consider and agree a quote for the play area renovation/repairs/wetpour.
- (c) To receive an update on the football field drainage investigation and consider optional quote for works.
- (d) To agree to investigate better signage against dogs.

12. A report on any external meetings attended by Councillors.

- (a) KALC Maidstone Committee Meeting.

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

14. **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.

15. Enforcement Issues.