

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday, 3 July 2025 at 7.15pm at Ulcombe Village Hall.

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

There were 6 residents present. County Councillor Sarah Emberson. Esquire Housing Developments.

1.
 - (a) **Apologies for absence** from Borough Councillor Trzebinski.
 - (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. **Esquire Homes** – An update was received.
3. **Public Session**

A resident raised concerns regarding flooding,
A resident raised concerns regarding the recent low water pressure in the village and is seeking to engage residents to report any leaks.
4. **The Minutes** of the meeting held on 5 June 2025. It was RESOLVED that the minutes were taken as read and confirmed as a correct record and signed by the Chairman.
5. **County Councillor** – Cllr Emberson gave a short report.
Borough Councillor Report – No report was received.
6. **To receive an update about progress of resolutions from the last meeting.**
 1. The vegetation has been cut back from the road sign at the entrance of Chegworth Road and the A20.
 2. Notification has been received that the planned Summer Event on the recreation ground on 23 August has been cancelled.
7. **Planning**

(a) The following planning applications were considered:-

Application Reference: 25/501709/FULL Proposal: Part retrospective - change of use of the land for the stationing of 8 mobile homes with touring caravans for gypsy

/ traveller occupation with the provision of 8no. parking spaces and associated hard and soft landscaping. Location: Acers Place, Lenham Road, Headcorn, Kent TN27 9LG. It was RESOLVED to object to this application and for it to go to planning committee if contrary to the Officer's decision.

APPLICATION REF: 25/502389/FULL PROPOSAL: Erection of a water tanks and pump store, shed and bin store. ADDRESS: Grain Store Cottage Stickfast Lane Ulcombe Kent ME17 1HA. It was RESOLVED to approve this application.

APPLICATION REF: 25/502640/TPOA PROPOSAL: TPO application- Coppice 1 x Willow (T1) tree leaving a stool 1ft tall, Crown lift 1 x Oak (T3) through removal of epicormic growth to 6m and remove major deadwood, Crown lift 1 x Oak (T4) to 4m and Fell 1 x Oak (T5). ADDRESS: Kingswood Recreation Ground Lenham Road Kingswood Kent ME17 3PH. It was RESOLVED to approve to this application.

(b) The following planning appeal was received.

Notification of Appeal Lodged with the Planning Inspectorate Proposal Reference Number APP/U2235/W/25/3367233 (Planning application Ref: 24/502320/FULL). Proposal: Retrospective application for 2 no static caravans, 1 no day room, 2 no touring caravans and associated parking for gypsy and traveller use. Location: Unit 1, Plot 3 The Meadows Lenham Road Headcorn. The deadline by written representation is 1 August 2025. It was RESOLVED to reply to the Inspectorate that the Council stood by its objections already made.

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

APPLICATION REF: 24/505032/FULL PROPOSAL: Conversion of existing store building to provide a single self-build dwelling, including erection of a single storey rear extension with glazed link, alterations to roof, insertion of solar tiles to South elevation, alterations to fenestration, and creation of a basement with 3no. parking spaces and 2no. cycle spaces (resubmission of 21/505774/FULL). ADDRESS: The Land At The Old Apple Store Pye Corner Ulcombe Kent ME17 1EH. **Approved.**

APPLICATION REF: 24/504642/FULL PROPOSAL: Retrospective application for the erection of a small timber stables and creation of a gravelled footpath. ADDRESS: Apple Trees Ulcombe Hill Ulcombe Kent ME17 1DJ. **Approved.**

APPLICATION REF: 25/501112/FULL PROPOSAL: Change of use of the land for the stationing of 1no. static mobile home, 1no. touring caravan and the erection of an amenity building for gypsy/traveller use with associated hard and soft landscaping (part retrospective). ADDRESS: Land at the Meadows Lenham Road, Headcorn Kent TN27 9LG. **Refused.**

Planning Inspectorate Appeal Decisions

Appeal Ref: APP/U2235/W/24/3350797. MBC Planning Ref: 24/501629/FULL Neverend Farm, Pye Corner, Ulcombe – Appeal succeeded with a new planning

permission granted without the disputed condition 8, however, condition 7 has been strengthened.

Appeal Ref: APP/U2235/W/24/3348657 MBC Planning Ref: 24/501404/FULL Golden Oaks, Pye Corner, Ulcombe – Appeal Dismissed.

Appeal Ref: APP/U2235/W/24/3354805 MBC Planning Ref: 23/505751/FULL Chegworth Mill Farm, Chegworth Road, Harrietsham – Appeal Dismissed.

(d) It was RESOLVED to adopt the Parish Infrastructure Investment Plan.

8. **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
002493	Hopkins	Defibrillator Care	332.66
002494	Grammer Printers	Annual Report Printing	255.00
002495	Commercial Svs	Grounds Maintenance	86.41
002496	H Anderson	Salary & Expenses	640.60
002497	HMRC	Tax & NI	217.77
Total			<u>£1593.68</u>

(c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 13 June 2025 was £18,346.27 for the main current account. As of 13 June 2025 it was £104.69 for the deposit account and as of 30 June 2025 it was £32,160.04 for the 95 day liquidity account.

(d) A quarterly budget for the period April – June 2025 was presented and agreed.

9. **Correspondence**

(a) A questionnaire has been received from KALC regarding devolution. It was RESOLVED for the clerk to complete.

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

11. **Play Area/Recreation Ground**

(a) A play area inspection has been carried out by Sovereign and their report has been received and circulated.

(b) Further quotes have been received for the play area renovation/repair, however, it was RESOLVED to defer this item pending further information being sought.

(c) A report/quote for works regarding the recreation ground drainage was deferred until the next meeting.

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

The replacement of two benches on the recreation ground should be considered.

The Meeting closed at 8.45pm

Approved by:

Date:

DRAFT