

# ULCOMBE PARISH COUNCIL

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## Minutes of the Meeting held on Thursday, 5 December 2024 at 7.15pm at Ulcombe Village Hall.

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

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

1. **(a) Apologies for absence** There were no apologies for absence, however, it was noted that Cllr Charlton had informed that he would not be able to make the start of the meeting.  
**(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** – No issues were raised.
3. **The Minutes** of the meeting held on 7 November 2024. 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** –A short report was received.
5. **To receive an update about progress of resolutions from the last meeting.**
  1. The Highway Infrastructure Plan would include looking at Eastwood Road/Pye Corner junction/bend to make this safer and more visible.

*Cllr Charlton arrived at 7.28pm.*

## 6. **Planning**

(a) The following planning applications were considered:-

APPLICATION REF: 24/504619/FULL PROPOSAL: Section 73 Application for Variation of Condition 2 (to allow a new location and layout) and removal of Condition 5 (soft landscaping) pursuant to 22/502396/FULL for Creation of a sand school horse training area for private use. ADDRESS: Hillcroft Ulcombe Hill Ulcombe Kent ME17 1DJ. It was RESOLVED to approve this application but for it not to be taken to committee if contrary to the officer's decision.

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. It was RESOLVED to approve this application but for it not to be taken to committee if contrary to the officer's decision.

(b) The following planning appeal was received.

Proposal: Change of use of agricultural field to an 8no. pitch glamping site comprising 3no. yurts, 4no. safari tents and 1no. shepherds hut, including erection of a farm shop with associated storage, staff welfare facilities/accommodation, and provision of WC/shower facilities for glamping tourists, with associated solar panels, parking, access and infrastructure. Location: Chegworth Mill Farm Chegworth Road Harrietsham. Planning Ref 23/505751/FULL. PINS reference: APP/U2235/W/24/3354805. Comments by 17 December 2024. It was RESOLVED to submit a comment.

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

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. – Withdrawn.

(d) A draft response to the Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) was received from the KALC Maidstone Area Committee. It was RESOLVED to support this full and detailed response to the consultation. It was also RESOLVED that the Council's own draft response be submitted.

(d) An email from Esquire Development was received to arrange a meeting to discuss the production of an Infrastructure Development Plan. It was RESOLVED to arrange a meeting in January 2025.

## 7. Finance

(a) Receipts of Income

Maidstone B Council	Parish Svs Scheme 2 <sup>nd</sup> Instalment	1,141.95
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(b) It was RESOLVED to agree that the following payment was made:-

DD	IONOS	Council Email Address Fee	30.00
002455	Colour Builders	Cladding to toilets and handrail	2993.00
002456	Helen Anderson	Salary & Expenses	647.40
002457	HMRC	Tax & NI	166.11
002458	Ulcombe Village Hall	Hall Hire	<u>84.00</u>
<b>Total</b>			<b>£3,920.51</b>

- (c) The Bank Reconciliation was presented at the meeting. The closing balance per the cash book as of 15 November 2024 was £15,209.41 for the main current account and £31,892.02 for the deposit account.
- (d) A draft budget was presented for the financial year 2025/2026.

8. **Correspondence**

(a) An email was received from MBC Cllr Summersgill, Cabinet member for Climate Transition & Nature Recovery, who has been looking at sites that they own which could be utilised for a 30-year managed Biodiversity Net Gain project, including one site identified as 'Ulcombe Kingswood Disposal Site'. It was noted that little was known regarding the current usage of the site by residents for dog walking etc. It was felt that the site should be secure to prevent access by motorised vehicles.

9. **British Spring Clean and Great Big School Clean 2025 (21 March – 6 April 2025)**

It was RESOLVED to take part in this initiative and the clerk would contact the primary school on whether they would like to get involved via the Great Big School Clean initiative.

10. **Play Area/Recreation Ground**

(a) A copy of the play area inspection report would be forwarded to Councillor Barlow to complete.

(b) It was RESOLVED to purchase a container of multi-purpose moss-algae remover for the wet pour surface.

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

Councillors have received an invitation from the Mayor of Maidstone to attend a Charity Nepalese Banquet.

Parish Councillors along with Borough Councillor Trzebinski will be hosting a table at the Community Breakfast on Saturday, 18 January 2025. This is an opportunity for residents to discuss any issues that may concern them.

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

(a) It was RESOLVED to accept a new grounds maintenance contractor for 2025/2026.

(b) It was RESOLVED to accept a nomination for the KALC Community Award 2025.

(c) It was RESOLVED to instruct the solicitor to issue a further letter.

The Meeting closed at 9.10pm

**Approved by:**

**Date:**

DRAFT