

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday 14 April 2016 at 7.30p.m.at the Village Hall, Ulcombe

Those Present Cllr Titchener (Chairman), Cllr Moir, Cllr Lovegrove, Mrs Helen Anderson (Clerk).

There were 1 parishioners present who arrived later in the meeting.

1. **(a) Apologies for absence** were received from Cllr Prendergast, Cllr Thompson (Family Commitments), Cllr Watton will be late.
(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 – Cllr Titchener declared a pecuniary interest as landowner on application 16/501619 and 16/501771.
(d) Requests for Dispensations There were no requests made.
(e) Declarations of Lobbying There were no declarations made.
(f) Intention to Film or Record the meeting No notifications were given.
2. **Parishioners Questions** Minute Book Closed. No parishioners were present to ask questions.
3. **Policing Report** - There was no report received.

Community Warden Report –There was no report received.
4. **Borough Councillor Report** – There was no report received.
5. **The Minutes** of the meeting held on 10 and 18 March 2016 were received. It was RESOLVED that the minutes were taken as a read and confirmed as a correct record and signed by the Chairman.
6. **To receive an update about progress of resolutions from the last meeting (Information Only)**

There were no items raised.
7. **Parish Clerk's Report**

There were no items to report.

Cllr Watton arrived.

8. **Planning**
 - a. The Council considered the following planning applications

16/501619/FULL Cobdown, The Street, Ulcombe, ME17 1DR Erection of a detached garage in front garden. It was RESOLVED to approve this application and would not wish for this to be reported to the planning committee.

Cllr Titchener left the room.

16/501771/FULL Chestnut Farm, The Street, Ulcombe, ME17 1DX Demolition of existing outbuildings and erection of oak framed outbuilding. It was RESOLVED to approve this application and would not wish for this to be reported to the planning committee.

16/501775/LBC An application for Listed Building Consent for the demolition of existing outbuildings and erection of oak framed outbuilding. It was RESOLVED to approve this application and would not wish for this to be reported to the planning committee.

Cllr Titchener returned.

16/502358/FULL Smiths Cottage, Lenham Road, Headcorn Variation of condition 5 of planning permission MA/13/2014 to allow stationing of a third mobile home. It was RESOLVED to refuse this application and would wish for this to be reported to the planning committee if Maidstone Borough Council decided differently.

16/501513 The Oaks, Lenham Road, Kingswood, ME17 1LU Lawful Development Certificate (Existing) Use of outbuilding/garage for separate residential use. This application was noted.

16/502533/SUB Land adjacent Vine Cottage, Pye Corner, Ulcombe Submission of details pursuant to condition 5, landscaping scheme, condition 7 details of external lighting and condition 8 details of sewage treatment and disposal. The following comment was made in respect of condition 7 that any external lighting should follow the NPPF Guidelines Paragraph 125 of intrinsically dark landscapes.

(b) Outstanding and proposed development issues.

The following are currently outstanding applications:-

14/504606 Hawthorn Farm, Pye Corner, ME17 1EF. It was agreed to contact the planning officer to re-iterate the Councils original comments made and to also express concern in relation to the concerning the lack of piped water to this site, the apparent irregular use of an electricity supply, and the unsuitable refuse collection point at the end of the track which visibly impacts the surroundings area, in the Low Weald SLA, with up to 15 litter bins and stray litter. The Council supported the ecological queries raised by the planning officer. It was also agreed to explore other possible action(s) to ensure early resolution.

15/501511 Pitches 2&3 Martins Gardens, Lenham Road, TN27 9LE - It was agreed to contact the planning officer for an update on this application and to explore action(s) to ensure early resolution.

15/510208 Sparrow Oast, Ulcombe Road, TN27 9LB- It was agreed to contact the planning officer for an update on this application.

15/502234 Plot 6 The Meadows, Lenham Road, Headcorn, TN27 9LG – The clerk is to check the status of this application.

9. Finance

(a) Receipts of Income		
Natwest Bank	Interest	0.23
Total		<u>£ 0.23</u>

(b) The Council RESOLVED for the accounts listed to be paid.

South East Water	001888	Pavilion Water	24.90
KALC	001889	Planning Conference	72.00
Maidstone Borough Council	001890	Litter Bin Emptying	43.20
Helen Anderson	001890	Salary	512.00
HM Revenue & Customs	001891	Tax & NI Contributions	128.00
		Data Protection	
Information Commissioner	001892	Registration	35.00
KALC	001893	Annual Subscription	333.10
Richard Buxton	001894	Legal Opinion Fees	1800.00
		Total	<u>2948.20</u>

(c) The Bank Reconciliation was presented and agreed.

(d) The Budget Review was presented and noted.

10. Correspondence

- (a) A letter has been received from the East of Maidstone Bus Meeting giving details of free travel at weekends, holidays and evenings to Young Persons. It was agreed to place this in the next newsletter.
- (b) Notification has been received of KCC Funded Bus Services Public Consultation which runs until the 15 May.

11. HGV Signage – Following an email from Boughton Malherbe Parish Council, it was RESOLVED that the Parish Council would fund four signs in total.

12. Queens 90th Birthday Celebration Event The organisation of a village picnic continues to be organised but it is hoped that more village organisations become involved.

13. Recreation Play Area/Car Park

1. The monthly Inspection report was received from Maidstone Borough Council.
2. No items of concern were reported for the Recreation Ground. The clerk is to draft a new inspection rota for the new Council.

14. Highway Issues

1. New works to be reported:-
 - A pothole has formed near the manhole cover of Lodge Gardens and the Street.
 - Excess litter has been reported near the A20 and William Post Lane.
2. There were no reports received on any outstanding issues.

15. Parish Council Agenda Items and Minutes

A lengthy discussion was held in relation to core items that should be placed on a standard agenda each month by the Clerk's recommendation to ensure best practice, transparency and to fulfil all necessary statutory requirements. It was agreed that two items Parishioners Questions and Borough Councillor Report be trialled for three months before any further decisions are to be taken by the Chairman. The item (1f) relating to the intention to record or film the meeting, it was agreed to seek relevant written advice from KALC/NALC as to whether this is a statutory requirement or not.

It was agreed that Draft minutes would be placed on the website only after being seen and agreed by the Chairman first.

16. Reports from Councillors who have attended external meetings.

There were no reports given.

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

There were no items raised.

The Meeting closed at 22.00pm

Approved by:

Date: