

ULCOMBE PARISH COUNCIL

Minutes of the Meeting held on Thursday 9 June 2016 at 7.15p.m.at the Village Hall, Ulcombe

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

There were no parishioners present.

1. **Declaration of Acceptance of Office** Cllr Thompson and Cllr Lovegrove signed the declaration of acceptance of office.
2. **(a) Apologies for absence** were received from Cllr Prendergast (Borough Council Commitments), Cllr Moir (Work Commitments). Borough Councillor Round.
(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 recorded.
d) Requests for Dispensations There were no requests made.
(e) Declarations of Lobbying There were no declarations made.
3. **Parishioners Questions** Minute Book Closed. No parishioners were present to ask questions.
4. **Policing Report** – PCSO Boyd reported that there were 3 crimes reported for the period 11 May to the 9 June. He also reported that Maidstone Neighbourhood Watch have recently launched a ‘Guard Cam’ which is a complete all-in-one PIR floodlight, speaker and DVR system and is a useful tool in regards to home safety. It can be purchased from there website <http://www.maidstonenhw.co.uk/>. It was agreed to place an article in the Parish Newsletter.

Community Warden Report –There was no report received.
5. **Borough Councillor Report** – There was no report received.
6. **The Minutes** of the meeting held on 12 May 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.
7. **To receive an update about progress of resolutions from the last meeting (Information Only)**
 1. The additional ‘No Dog’ signs have now been erected at the Recreation Ground.
 2. The Temporary Events Notice for the Queen’ Birthday celebration on the 11 June has been obtained.
 3. The fallen cable at Ulcombe Hill was reported to the authorities and later followed up by BT.
 4. The clerk has started to investigate designs for a wooden sign at Jubilee Corner.

8. Parish Clerk's Report

It has come to light that the Pavilion CCTV maintenance contract has become void due to the company going into liquidation. Initial contact has now been made with High Security Alarms to investigate new cover and to ascertain the procedure to purchase additional security fobs.

9. Planning

(a) The Council considered the following planning applications

16/503615/FULL Chegworth Halt, Chegworth Road, Harrietsham, ME17 1DG Single storey family room attached to rear of existing dwelling with flat room balcony accessible from garden via spiral staircase and main bedroom by existing French doors. It was RESOLVED to approve this application and for this not to be reported to the planning committee.

16/503883/FULL 2 Harrow Cottages, The Street, Ulcombe, ME17 1DP Erection of a small single storey rear extension with flat roof. It was RESOLVED to approve this application and for this to be reported to the planning committee if the planning department reaches a different decision. It was noted that the proposed extension size is smaller than the extension at neighbouring 1 Harrow Cottages and it was felt that due to the nature and design of the extension it would not overlook or be detrimental to the privacy of the other adjacent neighbours at 1 Rock Cottage.

16/503778/FULL Mansion House, Knowle Hill, Ulcombe ME17 1ES Demolition of outbuildings and restoration of Mansion Farm including alterations and two single storey extensions, the conversion of the adjacent oast to a residential annexe. Outdoor swimming pool and tennis court and construction of a new garage to replace existing. Conversion and rebuilding of the Old Dairy to form a two storey dwelling, demolition of agricultural barn and the erection of stables. Diversion of an existing footpath. It was RESOLVED to approve this application and for this not to be reported to the planning committee. The Parish Council would like to see a condition placed on this permission that the use of artificial lights (non-intermittent flood lighting) not to be allowed (including the tennis court/swimming pool), as the property is positioned in an area of Local Landscape Value as per the draft Local Plan, and overlooks the Low Weald SLA, this would be detrimental to NPPF 125 (dark landscape). The Council has no objection to the diversion of the footpath as proposed in the plans.

16/503779/LBC Mansion House, Knowle Hill, Ulcombe ME17 1ES Listed building consent for demolition of outbuildings and restoration of Mansion Farm including alterations and two single storey extensions, the conversion of the adjacent oast to a residential annexe. Outdoor swimming pool and tennis court and construction of a new garage to replace existing. Conversion and rebuilding of the Old Dairy to form a two storey dwelling, demolition of agricultural barn and the erection of stables. Diversion of an existing footpath. It was RESOLVED to approve this application and for this not to be reported to the planning committee. The Parish Council would like to see a condition placed on this permission that the use of artificial lights (non-intermittent flood lighting) not to be allowed (including the tennis court/swimming pool), as the property is positioned in an area of Local Landscape Value as per the draft Local Plan and overlooks the Low Weald SLA, this would be detrimental to NPPF 125 (dark landscape). The Council has no objection to the diversion of the footpath as proposed in the plans.

14/504606/FULL/KAAL Hawthorn Farm, Pye Corner, Ulcombe ME17 1EF Change of use of land to create two additional plots for the accommodation of gypsies. Each plot to contain one static caravan, a septic tank, parking for two vehicles and associated hardstanding. *Additional details* It was RESOLVED that although the Parish Council opposes this application as previously stated, the following comments wish to be made in relation to the recent Ecological Survey supporting this application:-

- Page 3 The Application Site – we feel that the field should not be classed as urban as it is situated in open countryside in the Low Weald SLA.
- Page 4 Habitats at the development footprint
Great Crested Newts emerge from the ground to begin their migration to breeding ponds in the first frost free days of January and February and therefore these would not have been visible on site due to the lateness of the visit by the report author in March. Great Crested newts are very prevalent within the parish of Ulcombe and should therefore not be discounted as not being present if albeit not seen.
- Evidence of any nesting birds would be very limited in March.
- Grey Foxes live in North America, only red foxes live in the UK!
- We would expect to see evidence of rabbits especially in the non-managed areas, as they are again a very prevalent species to the countryside especially in this area of woods and open countryside.

(b) 16/503398/FULL and 16/503403 Land rear of the Meadows, Lenham Road, Headcorn. It was noted that this application remains pending for a decision to be taken by the Borough Council. However, should the Parish Council be made aware of any further information or action required, the clerk will duly notify Councillors by email in the first instance.

(c) The following planning decisions taken by the Borough Council have been duly noted:-

15/510208/FULL Sparrows Oast, Ulcombe Road, Headcorn, TN27 9LB Erection of a building to accommodate the training simulator dressage horse and extension to the haystore to provide a lavatory and shower for clients. Construction of covered riding school with a lean-to teaching room and store, and regularisation of the commercial use of the yard. (Part Retrospective). Approved 19/5/16

16/500927/FULL The Woodyard, Water Lane, Harrietsham, ME17 1DE Construction of steel framed building and removal of some existing buildings to maintain yard space; Installation of 1.8m high security fence at front boundary. Approved 29/4/16

16/501413/TPO E J Holmes and Sons Ltd, The Woodyard, Water Lane, Harrietsham TPO application to a coppice of sweet chestnut – fell. Approved 29/3/2016

16/501619/FULL Cobdown, The Street, Ulcombe, ME17 1DR Erection of a detached garage in front garden. Approved 21/4/16

16/501771/FULL Chestnut Farm, The Street, Ulcombe, ME17 1DX Demolition of existing outbuildings and erection of oak framed outbuilding. Approved 25/4/16

16/501775/LBC An application for Listed Building Consent for the demolition of existing outbuildings and erection of oak framed outbuilding. Withdrawn 25/4/16

The following planning application currently remain outstanding applications:-

15/501511 Pitches 2 & 3 Martins Gardens, Lenham Road, Headcorn.
15/502234 Plot 6 The Meadows, Lenham Road, Headcorn.
16/502358 Smiths Cottage, Lenham Road, Headcorn.
16/503540 Woodland adjacent to the Woodyard, Water Lane, Harrietsham.
16/503288 The PipeCot, The Street, Ulcombe.
16/502959 Chegworth Mill Barn, Chegworth Road, Harrietsham.
16/503398 1-5 Land Rear of Meadows, Lenham Road, Headcorn.
16/503403 6-10 Land Rear of Meadows, Lenham Road, Headcorn.

10. Finance

(a) Receipts of Income

KALC	Transparency Grant	£ 30.00
Headcorn Football Club	Recreation Area Fees	£ 240.00
Maidstone Borough Council	Parish Services Scheme Grant	£ 1,140.50
Total		<u>£ 1,380.50</u>

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

1902	EDF Energy	Pavilion Electricity	£ 45.06
1903	ACRK	Annual Subscription	£ 50.00
1904	Shellina Velji	Queens Birthday Celebration Expenses	£ 94.92
1905	Weald Computer Systems	Annual Parish Report Printing	£ 102.10
1906	Mrs H Anderson	Salary & Expenses	£ 608.40
1907	HM Revenue & Customs	Tax & NI Payments	£ 84.60
1908	The Friendship Club	Donation	£ 300.00
1909	Four Jays	Hire of Picnic Tables	£ 189.60
		Total	<u>£ 1,474.68</u>

(c) The Bank Reconciliation was presented and agreed.

11. Correspondence

- Notification of a reception to be held by the Mayor of Maidstone for Parish Chairman to attend on the 20 June to celebrate 'Fly the Flag this Armed to Forces Day' had been received.
- Notification of a free course about Parish Trees on the 25 June at Cobtree Manor Park Golf Course had been received. Cllr Lovegrove to attend.
- Notification of the next Councillors Conference on 7 July 2016 had been received.

- d. Notification of the Maidstone Borough Council Cohesion Meeting at Maidstone House to take place on the 8 July starting at 2pm had been received. Cllr Titchener and Cllr Prendergast to attend.
 - e. Notification of the KCC Active Travel Strategy from 18 May until 13 July had been received and duly noted.
 - f. A copy of Ulcombe Primary School's Ofsted Report had been received. It was agreed to try and arrange an open forum prior to the start of the next Council meeting (14 July at 6.30pm) with the Head Teacher so that items raised at the recent Annual Parish Meeting could be addressed.
12. **Speedwatch** – The clerk reported that the purchase of the equipment was now proceeding following a slight delay. The manufacturer required confirmation of grant funding on the Kent Police portion and this has only just been confirmed following staff changes at Kent Speedwatch.
13. **Maidstone Borough Council Local Plan**
- a. **KALC/JPG/CPRE Bearsted & Thurnham Team** a response to KCC for the KCC/MBC Local Plan common ground negotiation and letter to the Inspectorate Programme Officer was discussed.
 - b. A letter had been received from KALC Maidstone Area Committee regarding the legal and Parish level representations to be made at the examination hearing. It was felt that once an indication of a fixed cost had been received for legal counsel, it should be calculated on a per capita basis per population (as per JPG funding) to all the Maidstone Parishes.
14. **Queens 90th Birthday Celebration Event** No further action was required.
15. **Recreation Play Area/Car Park**
- a. The monthly Inspection report was received from Maidstone Borough Council. Cllr Titchener also reported no areas for concern on his recent visual inspections.
 - b. There were no items to report in relation to the pavilion apart from as recorded in Item 8 'Parish Clerks' report.
16. **Highway Issues**
- a. New works to be reported:-
 - The road markings at Five Wents Cross roads is poor and needs to be repainted, the clerk to report to Kent Highways.
 - b. There were no reports received on any outstanding issues.
 - c. It was RESOLVED to fund the placement of 3 automated traffic counts on the Lenham Road, Ulcombe for a period of 7 days in order to assess the traffic volume and speed travelled.

17. Reports from Councillors who have attended external meetings.

Cllr Titchener and Cllr Prendergast met on Monday 6 June, Matt Roberts, Community Partnerships and Resilience Manager, Maidstone Borough Council.

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

There were no items raised.

The Meeting closed at 21.35pm

Approved by:

Date: