

# Ospringe Parish Council

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The Parish Council meeting was held on Wednesday 5<sup>th</sup> June 2024 in the church room, of St Peter and St Paul's church. Regarding COVID 19 precautions, face coverings were not worn at the meeting. A Risk Assessment had been carried out previously. The meeting commenced at pm 7.35 pm.

## Present:

A Keel – Chairman  
B Flynn  
R Simmons

K Lockwood – Clerk

## Apologies:

Cllr R Lehmann. A Bowles – other commitment - approved. C Elworthy – other commitment – approved.

## 088/24 Covid 19 Precautions

It was agreed that due to the small number of people at the meeting masks would not be worn. Mask wearing would continue to be reviewed on a month-by-month basis and set as an agenda item.

## 089/24 Dispensations

R Simmons, C Elworthy, B Flynn and the Chairman A Keel have been granted dispensations to deal with matters relating to the setting of the precept.

## 090/24 Public Participation – there was none.

## 091/24 Signing of Minutes

All were in agreement for the Chairman to sign the Minutes as a true record of the business transacted at the EOM on 28<sup>th</sup> May 2024. All were in agreement for the Chairman to sign the Minutes as a true record of the business transacted at the Annual Parish Council meeting on 1<sup>st</sup> May 2024.

## 092/24 Matters arising

Lighting: - The Chairman had spoken to UKPN who had confirmed that there is no problem with the mains supply to the out-of-commission light in Brogdale Road. The Chairman had not been able to get through to the alternative lighting contractor about a quote for the repair of the defective lamp. The current lighting contractor had quoted £350.00 plus VAT for the work. Correspondence from a resident on the Brogdale Road about the light was noted by the PC and a reply would be made.

D Day 80-6<sup>th</sup> June 2024:- A lot of work has gone into the day. PFCA had amassed numerous volunteers to help throughout the event and in the setting-up. The Chairman and Cllr C Elworthy would be volunteering to help with the beacon.

Norman's Wood: -The Chairman had been in touch with the previous owner of Flint Cottage about the boundary on the eastern side to check its position. The Chairman would be speaking to the current neighbours.

Defibrillator:-The Chairman had made an application to the Queenborough Fishery Trust. The PC noted that Swale BC are doing Community Infrastructure grants again. The Chairman would look into this.

HugoFox:-Cllr B Flynn would investigate a uk.gov domain name.

Swale Planning Enforcement Plan consultation:- A response had been made. The Chairman had been in correspondence with Jeff Tutt about enforcement matters.

093/24 Highway Improvement Plan (HIP)

Two draft TROs had been issued; slight typos had been noted. The parish council would review the position after the statutory consultation period had expired.

094/24 Parish Councillor Vacancies

There continue to be councillor vacancies, and the Chairman asked councillors to look out for suitable new recruits willing to demonstrate commitment.

095/24 Community Hall Funding

Materials for the fencing had been delivered.

096/24 D Day 80-6<sup>th</sup> June 2024

This item had been dealt with under Matters Arising

097/24 Norman's Wood

This item had been brought up under Matters Arising

098/24 Planning

The PC noted the correspondence from Jacob Allen regarding the Syndale Park care home planning application requesting a meeting via Teams. **Action: The Clerk to contact KALC to find out whether a participant could join a parish council meeting via Teams. The Clerk to contact Mr Allen to say he is welcome to attend a parish council meeting and address councillors for up to 30 minutes.**

Applications for consideration:

24/500439/HYBRID Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Hybrid application comprising of: Outline application (with all matters reserved except for access) for erection of 5no. self/custom-build dwellings. Full planning application for creation of access and erection of 1no. dwelling with associated parking and annexe above a car-port. Change of description and amended and additional information - received 20.05.24 and 31.05.24. Parish Council response: Nothing we have seen in the revised and amended documentation changes are views.

24/501483/FULL Plumford Farm Plumford Lane Ospringe Faversham Kent ME13 0DS. Erection of a replacement agricultural building with a pitch roof and on a concrete base for use as a farm office, employee training room, workshop and apple testing laboratory. No further response.

24/501680/FULL Hansletts Farm Well Lane Ospringe Kent ME13 0SD. Erection of stable, tack room, garden store and tractor cart shed, ancillary to main dwelling. Parish Council response: The proposed building is inappropriate given its scale, mass and design within a domestic garden. The building is over-large and has a very strong resemblance to a detached dwelling, the construction and use as such would be contrary to rural planning policies applicable to the area including its location within the North Kent Downs AONB (National Landscape). Moreover, the internal layout with garden storage at first floor level and the limited size of the single stable cast doubt on the efficacy of the building for equestrian purposes. The application does not meet the requirements of the Swale PDG Guide to The Erection of Stables & Keeping of Horses.

24/501892/SUB Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 ORS. Submission of details pursuant to conditions 3 (parking), 4 (details of materials), 5 (colour finishes of materials), 7 (construction details for pedestrian walkway), and 15 (lighting details), of application 19/502484/FULL and 24/501982/SUB Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 ORS. Submission of details pursuant to condition 6 (hard and soft landscaping), of application 19/502484/FULL.

Parish Council response: Regarding soft landscaping, given the site's rural location, we would want to see as much native and deciduous planting as possible with evergreen being limited to an extent which provides some year-round foliage. Regarding external lighting, given the flat topography, we would wish this to be as muted and non-intrusive as possible so as not to be seen from beyond the perimeters of the site with additional limits on hours of operation (existing external lighting is visible for some distance from the site in certain directions)

24/500705/REM Brogdale Collections Brogdale Farm Brogdale Road Ospringe Faversham Approval of Reserved Matters Access, Appearance, Landscaping and Layout being sought Pursuant of 19/506013/OUT - Outline Application with scale matters sought for proposed visitor information and learning centre to replace existing accommodation at Brogdale Farm. Amended Plans Received 24/05/24. Parish Council response: The four points made in our previous comments of 20th March 2024 still apply, and we note in respect of point 3 that the height of the ridge is in fact 7.67 metres.

24/501929/REM Site A Land At Preston Fields Salters Lane Faversham Kent Proposal: Section 73 - Application for minor material amendment to approved plans condition 1 (to allow changes to affordable housing tenure, revisions to SDS pond and redesign of public open space) pursuant to 23/501167/REM for - Approval of reserved matters (scale, design, layout and landscaping being sought) for the erection of 231 dwellings (houses and apartments, C3 Use Class) with landscaping, associated highway works, including car parking and open space, pursuant to 16/508602/OUT for - Outline application for erection of up to 250 dwellings with all matters reserved except for access. The parish council submitted the following comment: We would like to see the affordable housing offered at prices which allow those with local connections to aspire to home ownership.

Planning applications pending:

24/500654/OUT1 Broomhill Cottages Hansletts Lane Ospringe Faversham Kent ME13 ORS. Outline application (with all matters reserved) for the erection for a 1no. three bedroom bungalow and a double garage.

24/501341/SUB 11 Bayfield Painters Forstal Kent ME13 OEF.Submission of details to discharge condition 3 - Materials, Subject to 22/502522/FULL

22/505533/FULL Judds Folly Hotel London Road Ospringe Kent ME13 ORH. Erection of a new ground floor orangery and changes to fenestration. Erection of new mansard roofs to north/front elevation over the new function room and first and second storey extensions to the east wing of the hotel building to provide 9no. new hotel rooms. Creation of 12no. new parking spaces.

22/504036/FULL Queen Court Barns Water Lane Ospringe Kent ME13 8UA.Erection of new barn development for 6no. dwellings, parking barns, cycle/bin storage, waste water pumping station, new vehicular and pedestrian access, reuse of Victorian outbuilding for storage, new permissive footpath link, hard and soft landscaping works, communal and community open space. Amended documents and change of description - 02.10.23

22/500912/FULL The Meads Farm Elverland Lane Ospringe ME13 OSPSiting of 1no. mobile home for use by gypsy/traveller family (retrospective).

22/501848/FULL Highfield Faversham Ospringe ME13 0SF Erection of a detached garage with garden room and erection of a single storey side extension to existing barn (retrospective)

21/506547/SUB Perry Court Farm London Road Faversham ME13 8RY Submission of details pursuant to condition 20 (Archaeology) in relation to planning permission 15/504264/OUT.

21/504692/SUB Land At Perry Court London Road Faversham Kent ME13 8YA Submission of Details to Discharge Condition 16 - Ecological Enhancements subject to 17/506603/REM.

20/505877/OUT Brogdale Farm Brogdale Road Ospringe ME13 8XU Outline planning application for mixed-use development comprising a nursery school, holiday lets and workshop/business units.

SBC decisions:

24/500560/FULL The Bungalow Abbots Hill Ospringe Faversham Kent ME13 0RR Erection of new detached dwelling with demolition of former dwelling which is currently used as a store/garage. Application refused.

21/504695/FULL Syndale Park London Road Ospringe Faversham Kent. Erection of elderly persons care home. Additional Information Received 04.04.23 Amended Information Received 12.12.2023. Refused.

24/501104/FULL The Chestnuts Painters Forstal Road Ospringe Kent ME13 0EE. Erection of single storey rear extension. Approved.

Planning Inspectorate appeals:

Swale BC appeal:

Appeal 23/500180/REF The Retreat Elverland Lane Ospringe Kent ME13 0SP. Retrospective Temporary change of use of the land for the stationing of two static mobiles and two touring caravans for Gypsy/Traveller occupation for single family for a period of three years. Creation of access track and associated hard and soft landscaping. Original ref 23/504136/FULL pins ref APP/V2255/W/23/3333589. Appeal is allowed and planning permission is granted. Noted by the PC.

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 0S Appeal against Enforcement Notice - Without planning permission, the erection of a stables and kennel buildings, the erection of a timber framed kennel, the alteration of land levels and the stationing of a touring caravan. Pending. PINs ref APP/V2255/C/23/3327594. Paul Casey from Swale BC had been liaising with the resident's representative.

A list of planning applications had been circulated before the meeting.

099/24 Finance

Payments for Approval: -

OPC Current Account

Chq no 1651 To Ospringe Church for June council meeting £20.00

Chq no 1652 To K Lockwood – 1<sup>st</sup> quarter Clerk's pay £783.60

Chq no 1653 To CPRE subscription for 2024 £38.00

Chq no 1654 To Information Commissioner's Office for data protection fee £40.00

Receipts:

1<sup>st</sup> instalment of the Precept £5,507.50 and 1<sup>st</sup> instalment of lighting grant £357.50

Payments for Approval:-

Allotment Account

Chq no 0417 To Tony Hoile for grass cutting and strimming £180.00

Chq no 0418 To Mr Fix It for materials and removal of fence, make and hang new gate £484.90

Chq no 0419 To Tony Hoile honorarium £330.00. Agreed at the meeting.

Receipts: None to report

A bank reconciliation as at 3<sup>rd</sup> May 2024 and budget monitoring document were circulated before the meeting.

#### 100/24 Correspondence

The Clerk had circulated a list of correspondence

Email from KALC -KALC NEWS May -noted.

Email from PlaySafety- notification of play area inspection - noted.

Email from S Osbourne – D Day 80 June 6 – noted.

Email from Silverstone Communications requesting meeting re Syndale Park development – noted.

Email from Swale BC – Eastern Area Committee meeting cancelled – noted.

Email from D Buckman – Parliamentary candidate introduction -noted.

Email from Bensteds Charity -noted.

Email from Cllr Grandall – ideas to encourage better public attendance at PC meetings- noted.

Email from Throwley Clerk – Waste collection issues – noted.

Email from H Whately – Newsletter – noted.

Email from Neighbourhood Plan at Swale – decision statement – noted.

Email from sjson re street lamp – noted.

Email from Gary Morris – May newsletter-noted.

Email from KALC -training bulletin noted.

Email from KALC – KALC News – noted.

Email from Stalisfield PC re waste collection issues – noted.

Email from KALC SAC – AGM & Minutes of 24<sup>th</sup> May 2024 – noted.

Email from P Mulcahy re boundary wall of Church – noted.

#### 101/24 Members' reports

Cllr R Simmons had attended a meeting of the Lorenden Trust.

The Chairman had attended the KALC SAC AGM. It had been hoped that Paul Casey from Swale BC planning enforcement would attend. The Chief Executive from Swale BC and the leader of the Council were there. The meeting was poorly attended. The waste disposal debacle was brought up.

#### 102/24 Any other business – there was none.

Meeting ended at 8.45pm

Next meeting: 17<sup>th</sup> July 2024