

## Ospringe Parish Council

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The Parish Council meeting was held on Tuesday 16<sup>th</sup> April 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 7.38 pm.

### Present:

A Keel – Chairman  
A Bowles  
C Elworthy

K Lockwood – Clerk

### Apologies:

R Simmons – illness – approved.  
B Flynn – abroad – approved.

Cllr Rich Lehmann

### 053/24 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.

### 054/24 Covid 19 Restrictions

Doors were kept open and due to the small number of people present masks were not worn at the meeting. Precautions would be reviewed on a month-by-month basis and continue to be set as an agenda item.

### 055/24 Public Participation

Two members of the public from the Faversham Footpaths Group attended to address the PC about a permissive footpath proposal having addressed the PC with an initial proposal at a previous PC meeting. One of the members of the public showed councillors a map of an 'interim alternative option' which they intend to submit to the Lorenden Trust and asked for the PC's support. This involved creating a permissive path inside the highway hedge alongside the Eastling Road from a point opposite Plumford Lane to the main gated entrance to Lorenden. The intention was to increase the safety of walkers especially given the high speed of some traffic on that stretch of road. The Chairman stated that the proposal would need to be presented to the landowner first, and then the PC could give it further thought. The Faversham Footpath representatives have not had any response from Lorenden Trust. The second representative stated that Lorenden was a beautiful place to walk to and that a footpath would benefit everyone who uses the park.

The Chairman stated that the representatives might be interested to know about the work that the PC had been involved with via the Highway Improvement Plan engaging with KHS on a number of issues which would benefit walkers/cyclists and other road users. In particular the PC has been successful in getting support for a 30 mph limit from the top of Whitehill to the bottom of Bay hill. The reduction in speed limit would make the road safer for all users. Cllr C Elworthy also runs Speedwatch which provides a further deterrent to speeding motorists.

One of the Faversham Footpath Group's representatives enquired as to whom the PC had been working with at KHS. The Chairman stated that they had been working with Jennie Watson.

The members of the public left at 7.53 pm

## 056/24 Signing of Minutes

All were in agreement for the Chairman to sign the Minutes as a true record of the business transacted at the Parish Council Meeting held on 6<sup>th</sup> March 2024.

## 057/24 Matters arising

Noticeboard: -This is a work in progress.

Community Hall funding: -The PC awaits further a further update from PFCA about the fencing and overflow car park.

HIP: - This was reported upon under public participation.

Speed Watch: - Cllr C Elworthy reported that over 4 sessions 6 vehicles were reported as doing more than 35 mph in a 30 zone, this was down on the previous month.

Faversham Footpaths Group: -2 members addressed the PC during public participation.

Commemorative Trees: - Cllr C Elworthy and the Chairman had planted the 3 trees in Lorenden.

Dog Bins: The PC is monitoring the situation.

Highway Matters and road closures: The potholes on the motorway bridge had been repaired.

Belmont- overhanging trees: -The PC notes that some work on the highway hedge had been undertaken.

Lorry Watch: -Cllr C Elworthy had chased the organisers 3 times this year. **Action: Clerk to write to Cllr Rich Lehmann about the matter.**

Lighting: -The Chairman had chased the contractor about the repair of the Brogdale Road light. The PC notes correspondence from a resident on the Brogdale Road about the matter. Like the resident, the PC is concerned at the length of time the repair is taking.

The Chairman drew councillors' attention to the large increase in the EDF bill for lighting energy, mainly driven by a near-doubling in the daily standing charge. This especially drove the cost higher as the PC is obliged to have two MPAN numbers for the two different types of supply. The Chairman would liaise with Jeff Tutt about possible alternatives to EDF.

Closure of Faversham Household Waste Recycling Centre (FHWRC): -This matter is on hold. The PC notes that KCC's response to the West Teynham development application indicates there are proposals for a waste disposal site there. If this development proposal proceeds, this is a cause for concern with regards to the future of the FHWRC and the Sittingbourne site.

Allotments: -There are very few vacant plots. Rent letters have been sent out. A clean-up was organised and a large quantity of rubbish was collected and taken away.

Regarding the Perry Court allotments, the Chairman would meet with the Clerk of Faversham Town Council.

D Day 80-6<sup>th</sup> June 2024: -Another meeting would take place with PFCA, and pricing structure, marketing and promoting the event, and other matters would be discussed. The possibility of getting a fish and chip van on site for the evening is being looked into by PFCA.

The PC would need to investigate further insurance cover of the joint event.

Norman's Wood: - The Chairman had met with the representative for the family to try and establish the actual position of the boundaries. Supportive metal shuttering was noted feet away from buildings in Vicarage Lane. This would need further investigation as to potential liability.

Litterpick:- This had taken place. A large quantity of rubbish had been collected. Swale's refuse contractors had been slow in picking up some of the filled rubbish bags.

Defibrillator:- The application to The British Heart Foundation for a free defibrillator had not been successful. The PC is keen to pursue the project but it is presently on hold due to other funding commitments utilising PC resources.

HugoFox:- Although there had been no further complaints and the PC has put a note on the website explaining that anyone having difficulty accessing documents on the website should contact the clerk, it would still be preferable for the site to allow downloading of all documents without problems.

**Action: The Clerk to ask Cllr B Flynn whether he had heard if the technical issue downloading documents on some devices had been resolved.**

Risk Assessment: The PC were happy with the amendments and the PC **resolved** to adopt the adapted version. It would be put on the website.

#### 058/24 Parish Councillor Vacancies

There remain councillor vacancies, and the Chairman reminded councillors to look out for suitable new recruits willing to demonstrate commitment.

#### 059/24 Highway Improvement Plan (HIP)

This item was dealt with under public participation.

#### 060/24 D Day 80-6<sup>th</sup> June 2024

This item had been reported on earlier in the meeting.

#### 061/24 Community Hall Funding

This item had been dealt with earlier in the meeting.

#### 062/24 Norman's Wood

This item had been brought up earlier in the meeting.

062/24 The Clerk had written to KALC about the Winter Support scheme. Response had been that it was closed and KALC had provided a link to helpinghands at KCC.

#### 063/24 Annual Parish Meeting/Annual Parish Council Meeting

The church room would be used but this would be kept under review.

#### 064/24 Swale Planning Enforcement consultation – The PC would make a response

#### 065/24 Planning

The Chairman had attended the appeal hearing for 'The Retreat' and had circulated a report following the appeal.

Applications for consideration:

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. We could see no meaningful difference between this application and the 2017 application, to which we objected at the time and was subsequently refused permission by Swale Borough Council at first instance with that decision upheld on appeal. We are not aware of any change in policies either at local or nation level, or change of circumstances, which would cause the decision on this present application to be different. The harm which would be generated by this proposed development within the ANOB outweighs any benefits. We therefore oppose the proposal.

The Design and Access statement is incorrect when it says 'this new proposal is within an existing allocated housing site in the lane'.

24/501505/SUB Forge Cottage Whitehill Selling Faversham Kent ME13 ODW. Submission of details to discharge conditions 3 (soil vent pipe details), 4 (replacement support details) and 5 (internal and external door details) of planning application 23/502961/LBC. We defer to the expertise of the listed building officer.

24/501341/SUB 11 Bayfield Painters Forstal Kent ME13 OEF.Submission of details to discharge condition 3 - Materials, Subject to 22/502522/FULL. This is partly retrospective as the property is substantially already built. The colour of the bricks is out of keeping with other properties in the immediate area and it is unclear where the render would be used as the plans show feathered edge on the 1st floor and above.

24/501104/FULL The Chestnuts Painters Forstal Road Ospringe Kent ME13 OEE. Erection of single storey rear extension. No objections.

Planning applications pending:

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

24/500439/HYBRID PROPOSAL 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 2no. self-build dwellings. Full planning application for creation of access and erection of 4no. dwellings with associated parking and garages.

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.

24/500705/REM Brogdale Collections Brogdale Farm Brogdale Road Ospringe Faversham Kent ME13 8XU. 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.

24/500684/LBC Brook Farmhouse Whitehill Selling Kent ME13 ODW. Listed Building Consent for minor internal alterations including removal of modern staircase and section of internal wall.

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 0SPSiting 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 8XUOutline planning application for mixed-use development comprising a nursery school, holiday lets and workshop/business units.

SBC decisions:

24/500623/AGRREQ Plumford Farm Plumford Lane Ospringe Kent ME13 0DS

Prior notification for the erection of a replacement building. For its prior approval to: - Siting, design and external appearance. Prior approval refused.

24/500530/LAWPRO Belmont Paddocks, Stable Cottage Sooks Hill Ospringe Kent ME13 0AD Proposal: Lawful Development Certificate for proposed erection of an 18m2 glazed external hallway, to the south east rear facade. Application refused.

Planning Inspectorate appeals:

Swale BC appeal:

Appeal 23/500180/REF The Retreat Elverland Lane Ospringe Kent ME13 OSP. 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 heard – no outcome yet on Swale Planning Portal.

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.

066/24 Finance

Lionel Robbins has agreed to carry out the internal audit for financial year 2023-24.

OPC **resolved** to exempt itself from external audit as it meets the criteria for the financial year 2023-24.

Payments for Approval: -  
OPC Current Account

Chq no 1639 To Ospringe Church room rent for April meeting £20.00  
Chq no 1640 To KALC for 2024-25 subscription £335.03  
Chq no 1641 To K Lockwood for stamps £14.45  
Chq no 1642 To DM Payroll Services for payroll service 2024-25 £100.00  
Chq no 1643 To CAB Swale £50.00 - donation agreed at the meeting.  
Chq no 1644 To Kent County Council for Design fee for Speed Limit reduction Brogdale Road, Width Restriction Porters/Plumford Lane and TRO fee for Speed Limit Reduction Brogdale Road £4,068.00

EDF Bills: 1 Jan – 31<sup>st</sup> March bill £707.37 including VAT.

Chq no 1626 £15 to E Melville reported as lost.

Receipts: none to report

Payments for Approval:-  
Allotment Account

Chq no 0392 To St John's College Cambridge for Allotment rent 12.10.23-06.04.204 £850.00

Chq no 0393 To A Keel – Chairman's expenses stamps & envelopes £113.75

Chq no 0394 To Perry Kemp for removal of rubbish £2,000.00

Receipts: None to report

An unaudited Bank Reconciliation as at 31<sup>st</sup> March 2024 was circulated before the meeting.

#### 067/24 Correspondence

The Clerk had circulated a list of correspondence.

#### 068/24 Members' reports

Cllr A Bowles reported that he attended the KALC Swale Area Committee meeting. No borough councillors had attended. The Deputy to the Swale Commander, Inspector Vanessa Foster had given a presentation on youth crime which is a growing concern especially on Sheppey. The Kent Resilience Forum is made up of staff from Kent Police, Kent County Council and Kent Fire and Rescue Service and partners with 18 organisations. They are keen that PCs have a Resilience Plan. There is training coming up run by the Kent Resilience Forum.

The KALC AGM would be on 30<sup>th</sup> November at Ditton Community hall.

#### 069/24 Any other business- There was none

Meeting ended at 9.36 pm  
Annual Parish Meeting (7 pm) and Annual Parish Council Meeting (8 pm) 1<sup>st</sup> May 2024