

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 3rd June 2026 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 official meeting commenced at 7.32 pm

Present:

A Keel – Chairman
R Simmons
A Bowles
C Elworthy
C James

K Lockwood – Clerk

Apologies: PC Morris, Cllr Rich Lehmann, B Flynn – other commitments-approved.

083/26 Covid 19 Precautions

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

084/26 Dispensations

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

085/26 Public Participation – there were 2 members of the public in attendance.

Mr Herrington addressed the PC about the busy traffic on Porters Lane over the Bank Holiday. One vehicle had caused damage to his gate reversing to turn round. Mr Herrington had photo and video evidence. The photos were shared with the PC. Another property on the lane had had the chain pulled off their gate.

The Chairman noted that other parts of the village had seen more traffic on that day. It was very likely that the extra traffic was created in part by drivers following satnav/route mapping devices. The noting in due course by satnavs and route-mapping companies of the width and speed restrictions imposed by the two TROs should help reduce the routing of vehicles along rural lanes.

Cllr R Simmons reported the number of horseboxes going to Willow Farm.

Mr Herrington left at 7.48 pm

086/26 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 on 6th May 2026.

087/26 Matters arising

Swale Borough Council's Community Governance Review:-The Parish Council had sent a letter in

response to the stage 2 consultation and awaits further updates. The strength of local support for the Parish Council's view was noted and appreciated.

Swale Borough Council's Local Plan Review and Reg 18 consultation:-The PC awaits further updates.

Highways and road closures:

The elongated pothole on Scott's Lane which has been coned off and marked for repair. It is uncertain whether this had been mended, and if not, why not.

Cllr R Simmons had sent an email about potholes to KHS

There had been a lot of concern about tractors and trailers travelling through the village and especially along the Stalisfield Road. The speed, size, time of day and frequency of the tractor movements had affected residents. Two farmers, owners of the tractors, had been spoken to. An incident whereby the tailgate of one of the trailers had been ripped off by an overhanging branch along the Stalisfield Road was noted

Proposed Brogdale Road closure for 6 hours on 17th July. A traffic management plan would not be necessary.

The closure of the slip road of M2 on to the A251 necessitates scrutiny of the traffic management plan. The Chairman and Cllr Elworthy will do this.

The Brogdale Road 30mph repeater on the approach to the M2 bridge is obscured.

Outside the parish. The PC noted a pot hole on Parsonage Stocks Road.

The email from Ospringe Street residents campaigning for the street to be 20 mph. The PC noted the email and would need to have further information before committing to commenting. There could be unintended knock-on effects on, for example, parish and rural lanes.

Fly tipping:-Cllr C Elworthy reported to Swale BC the dumping of 9 fridges on Porters Lane and 6 on Throwley Road in passing bays on one night. The PC had acted quickly on the incident and both KCC and Swale borough Council were involved in the clear-up.

Playground:- The RoSpA inspection is due in July. It was agreed that the additional cost would be paid for the Chairman to attend the inspection.

Noticeboard:- Swale BC had informed the PC that planning permission might be needed to erect a noticeboard on the playground, and this would need to be clarified before any grant could be considered further. Pre-app advice could be sought, which would incur a cost. Further research would be needed by the parish council before a decision on this is made.

Lighting:-The Chairman was approaching a utility supplier directly for a price as UtilityAid were only offering three-year contracts which the parish council feels is too long. Mpan number, inventory and UMS certificate would need to be provided to the supplier if the PC chose to go with the supplier.

NatWest-online banking:- Cllrs A Keel and R Simmons had registered for online banking. Updating the bank mandate would be the next step.

Allotments:- A number of allotments had changed hands. One holder had just joined but would be leaving and exceptionally a refund of the rent would be given, but not the deposit.

SpeedWatch:- Cllr C Elworthy reported that there had been 4 sessions since last month. Speeding incidents were down in number.

Norman's Wood:-Cllrs C Elworthy and A Keel had inspected the wood and trees. Work needs to be carried out on some trees, and a further inspection carried out when the trees are in full leaf to determine which trees have been affected by ash dieback. Cllr Elworthy is attending to the appointment of someone to write a management plan.

Kent Downs National Landscape boundary review:- Further updates are expected.

Kent Downs National Landscape Management Plan consultation:-This would be an agenda item on the July meeting.

Hill Top Farm:-Recent activities and incursions had been reported to Swale BC since the last meeting. The parish council was not happy with the response from Swale. **Action: The Chairman would contact Cllr Terry Thompson about the situation.**

There was a brief discussion about activities at the retired veterans building.

Woodhill Weddings:-The PC would monitor the situation.

088/26 Community Governance Review Consultation – this was dealt under Matters Arising.

089/26 Parish Councillor Vacancies

There continue to be councillor vacancies. The parish council seeks candidates who have shown interest and commitment. One person had recently expressed an interest.

090/26 Highway Improvement Plan

Cllr C Elworthy would draft a revision of the HIP and circulate to other councillors.

091/26 Planning

Applications for consideration:

25/504039/OUT Land South of London Road Outline application (with all matters reserved except for access) for the erection of up to 85no. dwellings with associated infrastructure, open space and a car parking facility for use by Ospringe C of E Primary School.

The parish council considered the additional documentation and information provided by and on behalf of the applicants since our previous objection sent to you by email dated 9 December 2025. We considered this documentation and information in the context of the points we raised in our email of 9th December (and which for ease of reference are set out again below) and believe that none of our concerns has been addressed (save that more information has now been provided concerning the access).

In particular, we remain strongly of the view that the harm likely to be caused to the Conservation Areas and the nearby and adjacent Syndale Park as heritage assets if development is permitted has been undervalued including by Place Services.

We are also of the view that the recent grant of consent for the Duchy scheme (albeit that construction is scheduled to take place in phases over a number of years) further reduces the arguments for this development on greenfield to the west of Faversham. Development on this scale to the west of Faversham will inevitably increase the levels of traffic passing through Ospringe Street (already far too high) and this is unacceptable in our view.

We are also mindful that this is an outline application and the numerous “illustrative” or “indicative” images and details are not binding and can easily give a misleading impression of the reality.

A further factor concerns us. The latest baseline habitats plan recently submitted by the applicants refers to the whole of Joyce Field allotments (or the part shown on the plan) as “Other neutral grassland”. This is a misleading description of this area. Moreover, the allotments are a home and habitat to numerous species including newts – there is attached a photo taken from the middle of the allotments in the past 10 days, and newts are regularly seen. It is almost inevitable that they will also be present on the application site, and should have protected status.

The points we made on 9 December were as follows:

- *The site is outside the built-up area confines, is outside the established settlement boundaries, and allowing the development would represent an undesirable extension to these;*
- *In particular, development of this site would represent an undesirable extension of the settlement boundaries on the western side of Faversham, which is against the parish council's preference – if large-scale development such as this proposal must occur in or around Faversham, then our preference is for this to occur on the eastern side of the town where road infrastructure links are better, and where there would be less traffic impact on the sensitive Ospringe Street and more scope not to increase traffic flows on the busy A2 west of Faversham towards Sittingbourne;*
- *The site is greenfield;*
- *The site is not allocated for housing in the Local Plan;*
- *Development of this site would have a very significant and deleterious impact on the setting and amenity of the two nearby conservation areas, Ospringe and Syndale. The Syndale Conservation Area in particular with its fine parkland features would suffer if this application were allowed, especially as this Conservation Area is adjacent to the site and shares a common boundary;*
- *We are mindful of the 2019 planning appeal decision for the land to the north of the site on the other side of the A2 (APP/V2255/W/18/3212702). Whilst we read in para 4.10 of the Planning Statement that "there are distinct differences between the Site and the site off the Western Link", we are of the view that the application site is even more detrimental to both the Syndale Conservation Area and the character and appearance of the countryside than the Western Link site, and that the appeal decision provides strong reasons for refusal of this application. Moreover, we do not see that any landscaping of the site as part of any development can adequately compensate for loss of natural character and appearance of the undeveloped site;*
- *Much of the site is BMV and development would represent an unwarranted loss of this valuable resource;*
- *Development of this site would represent an infilling of the green belt of undeveloped land between the A2 and the M2. The infilling has hitherto been confined to land to the east of Water Lane;*
- *We are unconvinced by the information provided regarding biodiversity gains. The site has mature trees and many types of plants and wildlife which development would disturb. The western area of trees adjacent to the Syndale Conservation Area is especially significant;*
- *Development of this site would have an adverse effect on the amenity of the Joyce Field allotments immediately to the east. These allotments have been run by Ospringe Parish Council for over 125 years and provide valuable green space and serenity both for allotment holders and those who just enjoy walking through the allotments grounds;*
- *The application underplays – or fails to understand – the likely very important archaeological significance of some parts of the site especially those parts not previously disturbed by brickearth removal. The fact that part of the site might have been disturbed in the past makes it, in the view of the parish council, more important to preserve the remainder. We were unable to find meaningful reference in the application to the site of the old Roman Road (Watling Street) which runs within the boundary east to west across the site;*
- *We regard the traffic data within the application documentation as (like the archaeological aspect of the scheme) underplaying the realities. Vehicle movements generated by a development of 85 homes (indicative number only) are likely to be higher than projected, onto a road network in this area already under severe pressure. Any extra vehicular movements will further exacerbate both the severe traffic congestion around (and caused by) the Water Lane /A2 junction as well as the air quality problems which have affected Ospringe Street for many years. Moreover, the lack of dialogue with Ospringe Primary School makes the provision of a school car park/drop-off point highly speculative and the traffic movements unquantified;*
- *The application is for outline consent only save for access, but we were unable to find sufficient details concerning the access proposals for the site. The Planning Statement (para 6.60) states that the Traffic Assessment "outlines the technical information". Without this detailed information, especially as it accesses and egresses onto/from the main road A2, the application cannot properly be adjudged;*
- *The site currently has a farm track providing access to the site itself as well as agricultural land to the south. No provision is made in the illustrative layout to cater for large agricultural vehicles entering the site or traversing it to access land to the south;*

- *The additional housing if the application is granted will place further pressure on already overloaded infrastructure including schools, health services and the like;*
- *There are within the public comments on the portal at least two detailed responses regarding the inadequacy of the foul drainage system serving Faversham, and the fact that it is working beyond capacity. Southern Water also acknowledge shortcomings. Anecdotal evidence is also that the drainage system serving Faversham cannot cope. Without definite proof that the drainage system/infrastructure for Faversham can adequately cope with existing demands as well as those which will be generated by developments already granted consent but not yet built out, this application should be refused on this ground alone.*

We believe this application should be refused. If the applicants wish to pursue development of this greenfield out-of-settlement site it should be brought forward for future consideration under the call for sites process as the Local Plan review continues its course.

26/501713/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Submission of details pursuant to condition 12 -(Hard and soft landscaping) subject to 24/500439/HYBRID. No objections.

26/501722/FULL 10A Bayfield Painters Forstal Kent ME13 0EF. Retrospective application for erection of a detached three bedroom dwelling with associated access and driveway (revised scheme to that permitted under 24/504199/FULL and 22/502522/FULL. No objections.

26/501982/SUB Queen Court Farm Water Lane Ospringe Kent ME13 8UA. Submission of details pursuant to condition 5 (non-native species removal plan), subject to 22/504036/FULL. No comment.

26/500754/FULL Land At Colegates Road Oare Kent. Erection of 37 dwellings including affordable housing, access, landscaping, open space, vehicle parking, cycle storage, ecological enhancements and associated works.

The parish council is opposed to this application. The reasons for this include:

It is a greenfield site;

It comprises Grade 1 BMV land;

It is in the wrong location, being to the west of Faversham;

There would be poor/unacceptable access to and from the site, and would create unacceptable highway implications;

It is not plan-led and the site is not proposed for allocation in the Local Plan;

It would have a deleterious impact on the local landscape.

Planning applications pending:

26/501609/SUB The Old Vicarage Water Lane Ospringe Kent ME13 8XS Proposal: Submission of details pursuant to condition 10 (ecological enhancement plan) subject to application 25/500847/FULL.

25/501495/OUT Land At Perry Court London Road Faversham Kent ME13 8YA Outline application (with all matters reserved except access into the site) for up to a. 100no. dwellings or b. 80no. dwellings and 60 extra care accommodation units (falling within use class C3); 1.2 hectares of land for commercial, business and service uses (use class E(b), (c)(i,ii,iii), (f), (g) and hot food restaurant for consumption on and off premises including drive through restaurant (use class sui generis); electric vehicle charging infrastructure (sui generis); access onto Ashford Road, noise attenuation mitigation, landscaping, open space, drainage, and other associated infrastructure. Revised details

26/501098/REM Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ Approval of reserved matters (appearance, layout, scale and landscaping sought) for erection of 4no. self/custom build dwellings (Plots 3 - 6) pursuant to 24/500439/HYBRID.

26/500862/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ Proposal: Submission of details pursuant to condition 10 -(Materials) 11 -(Boundary Treatments), 14 - (Construction Method Statement) subject to 24/500439/HYBRID.

25/504095/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ Submission of details pursuant to conditions 22 (ecological impact mitigation measures), 23 (Construction Environmental Management Plan), and 24 (Biodiversity Gain Plan), subject to application 24/500439/HYBRID.

25/504941/FULL Painters Farm Caravan And Camping Site Painters Forstal Road Ospringe Kent ME13 0EG Construction of a new access road to the existing farm and caravan site

25/504986/SUB 3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EW Proposal: Submission of details pursuant to conditions 4 (contamination - part 1 and 2), 6 (external lighting), 7 (external materials) and 9 (landscaping scheme) subject to application 24/505008/FULL

25/500476/LDCEX Horseshoe Farm, Caravan A Elverland Lane Ospringe Kent ME13 0SL Lawful Development Certificate for Existing use of a mobile home as residential dwelling.

22/500912/FULL The Meads Farm Elverland Lane, Siting of 1no. mobile home and 1no. touring caravan for use by gypsy/traveller family (retrospective). Revised plan received 25.10.2024. Change of description.

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 information - received 15.07.24.

24/505250/FULL The Great Barn Great Barn Court Water Lane Faversham Kent, Change of use and refurbishment of barns to provide 3no. dwellings, including erection of a detached garage building, demolition of a farmyard lean to structure, alterations to fenestration, and hard and soft landscaping works.

24/505251/LBC The Great Barn Great Barn Court Water Lane Faversham Kent, Listed Building Consent for conversion and refurbishment of barns to provide 3no. dwellings, including demolition of a farmyard lean to structure and alterations to fenestration.

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.

Decisions

26/501067/PNMA Abbots Hill Barn Abbots Hill Ospringe Kent ME13 0RR Granted.

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

092/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1744 To Ospringe Church for room rent for meeting £20.00

Chq no 1745 To K Lockwood -1st quarter Clerk's pay £834.60

Chq no 1746 To Allotment account to account for VAT reclaimed as part of general reclaim for Lee Hart tree surgery work £16.00

Chq no 1747 To CPRE subscription for the year £38.00

Direct debit to Hugofox Limited £11.99 for website service

Direct debit to HugoFox Limited for councillor email £20.99

EDF bills:-

None to report.

Receipts: £781.53 VAT reclaim. £16 of which to be paid to Allotment account. 1st instalment of the Precept £7,750.00

Allotment Account

Payments for Approval:-

Chq no 0410 To Mr Fix It for mow, and strim grass (April), materials £400.00

Chq no 0411 To Mr Fix It for mow, and strim grass (May), strimmer parts £332.00

Chq no 0412 To Ms D Fenyves for refund of Allotment rent £55.00

Receipts: None to report

The PC printer was no longer working. The PC approved the purchase of a replacement.

093/26 Correspondence

Email from a resident about speeding on Painters Forstal Road and parking on the footway adjacent to Lorenden Cottages. **Action:** The Chairman had been monitoring the situation since this had first been reported last year. The Chairman would talk to Gary Gibbs about the matter, and the possibility of white lining the edge of the footway and/or placing a sign on the adjacent fence. If deemed appropriate it could be added to the HIP.

Email from Swale BC re election cycles. Noted. **Action: The Clerk would respond with the PC's preference for elections to be held to coincide with the new unitary authority elections.**

Email from Jennie Watson re Active Travel Group seminar. Noted

The Clerk had circulated a list of correspondence before the meeting.

A resident had noted that the conifer on the Forstal was not looking healthy. The Chairman would contact the Swale Tree Officer for his opinion. A local tree surgeon would also informally be approached for his view.

Car rallies at Brogdale Farm. Concern has been raised at the forthcoming car rally to be held at Brogdale Farm on 13th June, seemingly arranged by the café on site. The previous car meet in May had caused traffic issues given the number of attendees and the noise from car engines being revved had been heard some distance away. There had also been at least one previous rally. The East Malling Trust who own Brogdale Farm had reached out to the Parish Council after Cllr Elwoirthy had spoken to the caretaker. EMT are looking at ways to halt the rallies and have requested assistance from the parish council. The Chairman has been passed the Chief Executive's contact details and will get in touch for more information as to why the Trust is unable to stop the rallies itself and how the parish council might assist if deemed appropriate.

094/26 Members' reports.

Cllr A Bowles would be attending the Swale KALC AGM, and the county KALC quarterly executive. Cllr R Simmons reported that the Trustees of Lorenden Park would do a walk around the park on 8th of June. Many dog walkers are letting their dogs off leads in Lorenden and not keeping a close eye on them, maybe a sign to request dogs be kept on leads should be put up on the gate at the entrance, opposite Whitehill House.

Cllr C Elworthy reported e-bikes had been seen on the Brogdale Road causing noise disturbance. The Rural Task Force are aware.

It was noted that signs had appeared in a number of locations both on roadside verges, bridges and elsewhere advertising a Willow Farm event.

095/26 Any other business.

Meeting ended at 10.06 pm.

Next ordinary meeting: Wednesday 8th of July 2026.