

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 4th September 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 7.30 pm.

Present:

A Keel – Chairman
B Flynn
R Simmons
C Elworthy

K Lockwood – Clerk

Apologies:

A Bowles – out of the area – approved.
Cllr R Lehmann.
PC Morris.
Cllr T Thompson.

119/24 Covid 19 Precautions

It was agreed that due to good ventilation 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.

120/24 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.

121/24 Public Participation

There were 7 members of the public in attendance, including Mr Bodman, Ms Holland and Mr Wells to address the PC about planning application 24/500439/Hybrid – Land adjacent to Halke Cottage.

122/24 Presentation by OSG Architecture – planning application 24/500439/Hybrid – Land adjacent to Halke Cottage.

Mr Bodman introduced himself, Ms Holland, the applicant Mr Wells and ran through the objections made by the PC and stated that they would like to see if they could find some compromises which would lead the PC to modify their views on the proposals.

Ms Holland stated that they wished to work with the PC and other consultees and give local people more say on the size of the dwellings, through the self-build concept. Addressing the concern about density, the site is low density compared to the Perry Court site nearby. Regarding the concern over parking spaces, there was a revised plan for 3 or 4 parking spaces, KCC and Swale BC are happy with this number. Designs could replicate those on the Brogdale Road nearby. Other consultees had not objected. Mr Bodman acknowledged that the site is outside settlement boundaries but stated that the site is sustainable, close to settlement boundaries and 1 mile from larger amenities. He referenced Perry Court which is close by.

Ms Holland stated that the site would help Swale BC meet their five year supply housing numbers as whether they would or not was in the balance, and so Swale were supportive of the scheme.

Cllr B Flynn asked if there would be control as to what would be built on the site, given that the developer is seeking only outline permission for the proposed self-build plots. The Chairman asked if the presenters could explain their concept of self-build.

Ms Holland explained the plan for individual plots of land to be sold and the self-build approach to be followed with individual applications. Design consistency would be a matter for Swale BC. The PC would be consulted on each application. The self-build register which all local authorities are required to have lists people who would like

to build their own home and where the demand is.

Cllr B Fynn queried whether there was demand from local people for self-build homes in the area. Ms Holland stated that the register shows people would like to build in the area. Cllr Flynn pointed out that this did not mean that they were local people.

Cllr C Elworthy stated that the self-build mechanism usually means larger houses. Ms Holland stated that any size house can be built. Cllr B Flynn stated that the plots were suitable for 5-bedroom houses and that 2-bedroom houses were unlikely.

Mr Bodman referenced Perry Court where there were 2-bedroom smaller houses and larger houses. Larger houses are also characteristic on the Brogdale Road.

Ms Holland stated that self builds had individual designs but Swale BC would have a say in the consistency in design. The Chairman referenced 'Cades Orchard', where the self-builds had little consistency. Ms Holland stated that a design code could be developed – for scale, materials and style which could be looked into.

The Chairman asked if the applicant was determined to apply for permission for six units. The applicant stated that they could be open to discussion. Mr Bodman stated that they were keen to understand whether the PC could support a smaller number of units, making efficient use of the site.

Cllr B Flynn asked if the applicant had checked on the air quality given the proximity of the M2 motorway. Mr Bodman stated that noise tests had been done but not air quality checks.

One member of the public asked about the proposed noise buffer. Mr Bodman replied there would be a bund and acoustic fence along the boundary closest to the motorway. The member of the public stated that hard noise buffers tended to reflect noise back and this would affect them and other residents along Brogdale Road to the south of the motorway. Mr Bodman said he would check with the noise consultant about the possibility of tree planting to mitigate this effect. There would be upgrades to the public footpath even though this is outside the boundaries of the site.

A resident asked whether KCC thought the traffic movements were acceptable to and from the site. They were told the site is too small, so an analysis is not required.

The PC will respond after having heard back from Mr Bodman with further information about the bund and the query about design. This would be done via the Clerk.

8.03 pm the applicant, Ms Holland and Mr Bodman left the meeting.

There was a discussion about the two amended Brogdale Farm applications. One member of the public was concerned about the traffic movements to and from the site which would be generated, the large vehicles accessing Brogdale, and the coach parking arrangements. Traffic calming should be mandated if the permission is granted.

Another member of the public was concerned about developments in the area and the expansion of Brogdale and the effects these were having on speeding levels.

When asked their view one member of the public stated that their original objections still stand which include the height which is intrusive ([24/500705/REM](#)), and the intensity of use of the site which attracts a lot of traffic. The member of the public feels that the applicant will not necessarily comply with the proposed usage of the building as stated in the application and that the applicant has a history of non-compliance with conditions.

Three members of the public left at 8.34 pm

123/24 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 on 17th July 2024.

124/24 Matters arising

Syndale Park planning application: -The parish council awaits a response from Mr Silverstone in reply to its email and expressed disappointment that nothing had been heard given Mr Silverstone's advocacy for "engagement"

when he addressed the council at its July meeting..

Lighting: - The alternative contractor had still not replied back with the price for a lighting maintenance contract. The Chairman intends to contact Jeff Tutt about an alternative energy supplier.

HugoFox:-The parish council is waiting to hear back from HugoFox about a gov.uk domain name and email addresses.

Highways and road closures:-More pot holes had been filled since the last meeting. The management of the A251 road closure had been going well given the circumstances.

Cllr C Elworthy had reported the rubble sited adjacent to the M2 motorway bridge after the last meeting. He will report it again.

Allotments:-There are a few vacant plots. Growth conditions are good so a few plots need a tidy up. Possible repairs to the track are being looked at.

Lorry Watch:-The paperwork and Risk Assessment had been carried out by Cllr C Elworthy. He would chase regarding the next steps.

125/24 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

126/24 Highway Improvement Plan (HIP)

The HIP is a 'living' document and the PC will continue to consider possible amendments.

The objections to the draft TROs have been overcome and KHS have approved the two TROs in principle. The detailed design is now being done KHS and will take 2-3 months, after which they will provide a quote for implementing the schemes.

127/24 Standing Orders and Financial Regulations

It was **resolved** to adopt the Standing Orders and Financial Regulations as they are except for an amendment of a typo. Standing Order 21(b) will refer to standing order 21(a) and not standing order 22(a)

128/24 Norman's Wood

It was unanimously **resolved** to go ahead with the project and that the Chair and Vice Chair be authorised to sign the transfer deed on behalf of the parish council in accordance with its standing orders. The chairman was requested to take the project forward to completion. The family had signed the necessary documents.

129/24 Community Hall Funding

An email from PFCa stated that work on the overflow car park surfacing would be starting soon and be completed by the end of the month.

130/24 Defibrillator:-

The £600 grant from the Queenborough Fishery Trust had been received. A Community Infrastructure grant application had been made and had been agreed in principle by Swale. It was **resolved** that the Chair would be authorised to sign the grant acceptance form and that the Chair and Vice Chair be authorised to sign the grant agreement on behalf of the parish council in accordance with its standing orders.

131/24 VE Day 80

The Clerk will register for this event. PFCa have written to say they are more than happy to be involved in an event. The Chairman will progress this with Clare Annand with whom he had worked on the D-Day 80 event.

132/24 Playground

This is a work in progress. Expenditure will be incurred.

Applications for consideration:

24/502978/FULL Arbory Water Lane Ospringe Kent ME13 8TX. Erection of a front porch. No objections.

24/503144/FULL Coombe Cottage Eastling Road Painters Forstal Kent ME13 ODU. Erection of a single storey gym building with solar panels to south west roof slope for ancillary use to the main dwelling. We are unhappy with the proposed location of the gym, being in a sensitive location and in the AONB. We are concerned about the height of the apex of the building and that the proximity of the building to the boundary will impact the amenity of the neighbouring properties.

24/503146/FULL Coombe Cottage Eastling Road Painters Forstal Kent ME13 ODU Loft extension and conversion including new balcony to south elevation, 6no. rooflights and solar panels. we object on the basis that the balcony overlooks neighbouring properties. We reference previous applications for balconies in the parish that have been refused.

24/503111/SUB Willow Farm Hansletts Lane Ospringe Kent ME13 ORS. Submission of details pursuant to condition 12 (Surface Water Drainage Details) subject to application number 19/502484/FULL. We think the details should be amended so that KCC and the environment agency are satisfied

24/500705/REM Brogdale Collections Brogdale Farm Brogdale Road Ospringe Faversham Proposal: 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. We have received revised details concerning this application. Amended information - received 15.07.24. The fundamental issues we have raised previously about this application still apply, and there is nothing in the revised plans that alter our views. A further point has been brought to our attention by a number of local residents, namely the siting of the coach park but in particular the practice of the drivers to leave engines running whilst the vehicle is stationary. This causes unnecessary noise and pollution and a condition to effectively prevent this would be welcomed. We understand that other similar visitor destinations including Wisley have such measures in place.

Brogdale Farm Brogdale Road Ospringe ME13 8XU Outline planning application for mixed-use development comprising up to 360sqm nursery school (use Class Ef), up to five holiday lets and up to 1,710sqm of flexible workshop, industrial & research and development floorspace (use Class Eg (ii, iii)), with all matters reserved except access from Brogdale Road. Amended and additional documents - July 2024 and change of description - 15.08.24 s

Nothing we have seen in the latest amendments alters our views expressed in 2 separate consultations in January 2021 and September 2021. We remain of the view that this is an inappropriate development both in scale and type in this location.

Amongst the grounds for objection we have previously submitted to you, we would wish to reiterate to you the concerns as to the amount of traffic this development is likely to generate, and the unacceptable effect this would have not only on Brogdale Road, the A2/Brogdale Road junction, but also the other rural lanes which could be used to access the site (including Porters Lane and Plumford Lane and Coxett Hill) and in terms of noise and pollution on the residents who live close to these roads. This traffic would include not only cars but commercial vehicles of all sizes. Traffic data used in the application will not have taken full account of the significant increases in the amount of traffic using all these roads and lanes including from (1) the full development of the housing estate at Perry Court; (2) the use of Perry Court roads as a shortcut to and from the M2 and the A251; (3) the forthcoming increase in visitor numbers at Brogdale Collections from upgrading being carried out there; (4) Lorenden School obtaining planning permission to increase its pupil numbers; (5) Willow Farm's forthcoming expansion following several recent grants of planning permission; (6) the opening of the Painters Forstal Community Hall; (7) increased activity at the campsite in Painters Forstal. We have ongoing concerns about the speed and number of traffic movements to and from the site at present, and that this scheme will further significantly exacerbate these issues.

Whilst the Planning Statement Addendum states that "the access details remain unchanged from those in which KCC Highways confirmed were acceptable", we remain of the view that the location of the access poses highway risks and that traffic levels using Brogdale Road (see above) were underestimated

We remain unconvinced based on our own observations that there is patent demand for the types of buildings and uses proposed, bearing in mind other sites awaiting development and unlet commercial units in and around

Faversham. Siting holiday units in an industrial setting remains incongruous to us. Likewise the nursery.

The development would impact on the adjacent Grade II listed Brogdale Farmhouse and any benefits of the development do not outweigh in our view the harm to the setting of this building. Moreover, the industrial elements of the site especially closest to Brogdale Road will be clearly seen from the grounds of Brogdale Farmhouse given the lack of adequate screening along the common boundary. The noise and disturbance from the commercial activity will also adversely affect this dwelling, as well as others in the locality.

We would reiterate one further point. This site is a small part of the overall landholding at Brogdale, now under new ownership. There has been sporadic and disparate development across parts of the site for many years. This has led to a jumble of consents leading in turn to an incoherent planning situation, including as to uses, operating times, etc. Previous planning officers have called for a masterplan to allow the future of the Brogdale site to be better managed from a planning point of view. We have strongly supported this call – the current application refers to an “illustrative masterplan” but this has no binding effect whatsoever. We would repeat our call for there to be a formal masterplan submitted for approval by Swale in conjunction with this application, in such a way that it covers the whole site and would influence planning decisions for the future, with the decision on the masterplan being taken prior to or at the same time as this application.

If notwithstanding our concerns the application is to be granted consent, we would ask that days/hours of use are restricted, and uses of the industrial units controlled (eg to prevent change of use to other uses) to reduce the impact on nearby residents considering the size of and the mixed use of the development.

24/503326/FULL Kennaways Stalisfield Road Ospringe Kent ME13 0HA Two-storey side extension to the south elevation and first floor rear extension to the west elevation, and the creation of an open-air swimming pool following demolition of an existing outbuilding and the partial demolition of the existing dwelling, plus alterations to fenestration and addition of new porch. We continue to object to this application. Although the proposed building has been reduced in size from the original proposal, the scale and aesthetic remain out of keeping with the existing building, especially in regard to the amount of glass which is proposed. The amount of fenestration at that elevation will produce undesirable light pollution in the surrounding countryside within the ANOB, and there is an example of this in the locality following the grant of permission for a large extension to a dwelling which we would wish to see avoided.

The proposed building represents a substantial increase on the size of the existing dwelling beyond the normal permitted maximum. The demolished buildings previously on the site referred to in the Design and Access Statement should not be used to justify the size of the proposed building.

The design does not comply with the Ospringe Parish Design Statement.

The cover letter (p7) states that the elevation 'will not be visible from the surrounding public realm', however the recent removal of trees and hedging means it will be visible from the road and the public right of way.

The application should be considered in conjunction with and in light of the ongoing building and demolition works including tree and vegetation removal on the site, which are not reflected on the plans.

If planning consent were to be granted we would request that permitted development rights be removed which might otherwise allow further development to take place without formal planning permission, given the size of the proposed extension works.

24/503475/TCA : Lorenden Preparatory School Painters Forstal Road Ospringe Kent ME13 0EN. Conservation Area Notification: To fell and remove one Leylandii tree (T1) due to declining health and snapped tops. If the Tree Officer is minded to approve this application then we accord with their decision.

Planning applications pending:

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.

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

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.

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 OSF 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:

24/501680/FULL Hansletts Farm Well Lane Ospringe Kent ME13 OSD. Erection of stable, tack room, garden store and tractor cart shed, ancillary to main dwelling. Application withdrawn.

24/502362/FULL Kennaways Stalisfield Road Ospringe Kent ME13 OHA
Erection of two-storey extensions to the front (east), rear (west) and side (south) elevations, creation of open-air swimming pool and erection of a 4-bay garage following demolition of 2no. outbuildings. Removal of chimney. Application withdrawn

24/501977/FULL Coombe Cottage Eastling Road Painters Forstal Kent ME13 ODU. Proposed outbuilding ancillary to dwelling house. Application approved.

Planning Inspectorate appeals:

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 OSAppeal 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.

Hilltop Farm:- There had been correspondence with Swale enforcement.

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

Payments for Approval: -
OPC Current Account
Chq no 1659 To Ospringe Church for September council meeting £20.00
Chq no 1660 To K Lockwood 2nd quarter clerk's pay £783.60
Chq no 1661 To Dr P Moskovits for Ospringe in Bloom prizes £80.00

Receipts: OPC has received a grant from Queenborough Fishery Trust £600.00

Payments for Approval:-
Allotment Account – none to report

Receipts: None to report

A bank reconciliation as at 2nd August 2024 and budget monitoring document were circulated before the meeting.

135/24 Correspondence

The Clerk had circulated a list of correspondence

136/24 Members' reports

Cllrs A Keel and Cllr R Simmons had attended the KALC SAC area committee meeting. There had been a police presentation about cyber attacks.

Cllr C Elworthy reported that over 9 sessions of Speed Watch had taken place since the last meeting. 198 letters had been sent out for speeding, in particular over the M2 bridge; the average speed had dropped in the last week.

137/24 Any other business

Some bins in the parish had again not been emptied. The PC noted the email from Swale BC regarding the waste and street cleansing review. A link for feedback would be put on the PC Facebook page.

The overhanging vegetation is obscuring the 30-mph repeater sign on the Brogdale Road coming from Faversham. The Chairman would contact Jennie Watson at KCC about the possibility of installation of further speed limit repeater signs and roundels painted on the road.

Overhanging hedge on Painters Forstal Road before the left hand turn towards Willow Farm was noted.

Meeting ended at 9.51 pm

Next meeting: 2nd October 2024