

# Ospringe Parish Council

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The Parish Council meeting was held on Wednesday 3<sup>rd</sup> of September 2025 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 7.33pm

## Present:

A Keel – Chairman  
R Simmons – arrived at 7.56 pm  
A Bowles  
C Elworthy  
C James  
Cllr Terry Thompson  
  
K Lockwood – Clerk

## Apologies:

B Flynn – abroad – approved.  
Cllr Rich Lehmann

## 124/25 Covid 19 Precautions

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

## 125/25 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.

## 126/25 Public Participation –There were four members of the public in attendance.

The residents expressed their views about the upcoming Brogdale Farm appeal and hearing. One resident read out a record of instances of noise disruption caused by vehicles going to and from the site at very early hours of the morning and late into the night. The operational hours had been contravened for a long period of time. Another member of the public expressed concern about the timing of the traffic surveys put forward by the appellant, considering that they were carried out during quiet periods. Another member of the public expressed concern about speeding vehicles to and from the site recorded in SpeedWatch sessions, speeds sometimes of 50 or 60 mph.

The PC has been consistent in its responses to the numerous Brogdale Farm applications over the years and the PC's response to the current appeal would reflect OPC's views expressed previously.

The members of the public left at 8.07 pm

Cllr Terry Thompson stated that there was potential support from National Landscapes, who have identified the North Downs National Landscape area as requiring extension in the area, and this could include Brogdale Farm.

## 127/25 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 9<sup>th</sup> of July 2025.

#### 128/25 Matters arising

Width and Speed restrictions:- The work would start the week beginning 22<sup>nd</sup> September. The PC does not know how long the work will take.

Road Closures:- There were no serious hitches during the A251 (southbound), and A2 road closures. The Brogdale Road closure proposed for September has been set back till November. The PC would like more clarity about the exact location of the work.

The pedestrian gate at the entrance to Lorenden:- The PC would liaise with KCC about the possibility of signage to warn motorists about the potential of pedestrians stepping out into the road.

Highways:- There remain potholes to be filled on the Brogdale Road motorway bridge.

Playground:- A grant of £7,500 had been awarded by Swale BC for improvement work. The grant agreement has been signed and returned to Swale.

The RoSPa report had been received. Various matters were raised in the report. It reflected the fact that the bearing on the roundabout had been replaced, but the inspection had taken place before the recent works had been done.

The surfaces that had been built up have bedded down. Further building-up will be undertaken. One quote had already been received for playground work and improvements and another quote is being sought. Swale BC would need to sanction work on the tree roots before any work can be carried out.

Lighting:- UtilityAid had proposed a 2-year contract with Ecocity with savings of at least £500pa. EDF had not responded to a request for information on either the required notice period to terminate a contract or on a deal to reduce costs. This will be followed up.

NatWest:- Changing the bank mandate continues to be a work in progress.

Allotments:- The trees encroaching on the overhead lines had been seen to. Vacant plots are being filled. The paddock needs another mow. An individual had been in contact about the possibility of their horses grazing on the land.

SpeedWatch:- There had been no sessions in the last few weeks but prior to that the team had been busy. In a session at the new official location, near the motorway bridge 70 vehicles had been caught speeding in the 1½ hour session. Cllr C Elworthy would try and organise a session early next week.

Norman's Wood:- 6<sup>th</sup> of November had been agreed with the Croft family for the meeting. The woodland has now been registered and the next step is to have a Woodland Management plan written.

A resident had reported that there were overhanging branches breaching fencing. This had been seen to by the Chairman and Cllr Elworthy.

Assertion 10:- This would be an agenda item for the October meeting. The Clerk, Cllrs A Keel and B Flynn had attended a Teams meeting with Satswana. The PC had applied for gov.uk email addresses for the Clerk and all councillors.

Faversham Cottage Hospital:- Cllr R Simmons had attended a public meeting. There is no guarantee that the hospital will reopen due to costs and staffing issues. **Action: The Clerk to sign the petition organised by Helen Whatley MP to keep the hospital open.**

#### 129/25 Norman's Wood

This was covered under Matters Arising

#### 130/25 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.

#### 131/25 Highway Improvement Plan (HIP)

The width and speed restrictions would be in place by the next meeting. The PC would then look at reviewing the HIP and a timetable for a consultation on it. Items for possible consideration would be roundels, signage for locations where public footpaths meet public roads.

#### 132/25 Playground Improvements

This was covered earlier in the meeting.

#### 133/25 Planning

Applications for consideration:

Appeal 20/505877/OUT PINS reference: APP/V2255/W/25/3368880. Notification of Appeal Lodged with the Planning Inspectorate Proposal: 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. Location: Brogdale Farm Brogdale Road Ospringe.

The parish council has relatively little it wishes to add to the comments and responses it has made hitherto, whether in written responses to the various consultations, or at the Swale Planning Committee meetings, or the site visit. For completeness and ease of reference, our written representations are in emails dated 21 January 2021, 3 September 2021, 16 August 2023, 11 September 2023, 24 November 2023, 5 September 2024, and 6 February 2025. We also through our chairman spoke against the application at the Swale Planning Committee meetings on 5 December 2024 and 6 February 2025, and at the site meeting on 7 January 2025. We would like all of these to be considered as part of the appeal process.

We remain concerned at this application to build a mixed-use development on BMV agricultural land for the reasons we have previously put forward. We would wish to add/emphasise the following:

On traffic issues, we feel that the criticism in the Appeal Hearing Statement of our introducing data from the parish council's Speedwatch sessions is unjustified. Our concerns of speeding traffic and the fact that the original Traffic Survey had been undertaken almost 6 years previously in 2019 led us to believe that up to date data was needed. Speedwatch is a police-accredited scheme, using prescribed equipment, running to prescribed rules, operating only at authorised locations (of which the Brogdale Road close to the entrance to Brogdale Farm is one, with monitoring in both directions), and using volunteers all of whom must be properly trained. The data we provided was from the day of the site visit and on 4 February, prior to the Committee meeting on 6 February 2025.

Whilst the 85<sup>th</sup> percentile speeds recorded in the 2019 and 2025 traffic surveys are broadly the same, the 2025 surveys (which for obvious reasons we take to be more relevant than the 2019 surveys) clearly show that a significant number of vehicles are travelling far in excess of the 30mph limit on that section of the Brogdale Road. Looking at ATC 1, the figures are Travelling North: 56% (Feb), 51% (Apr) and Travelling South: 61% (Feb), 53% (Apr). It is these speeding motorists, and especially those outliers who substantially exceed the speed limit (over 70mph and one recorded speed of 96.7mph) which have the potential to cause accidents, both with traffic (including cyclists) trying to enter and leave the proposed new entrance, as well as pedestrians attempting to cross the road at that point. The fact that the majority of traffic is exceeding the speed limit according to the 2025 surveys underlines our concern that the access (including therefore the development if sited at Brogdale) is unsafe on highway grounds.

We also have concerns (set out in our previous responses to consultation) at the amount of traffic that the development would create on both the Brogdale Road and the rural lanes in the parish and elsewhere in the vicinity. From the recent surveys – Monday morning traffic 0700-1000. 22%-25% of all traffic travelling south is going to Brogdale Farm already – we have ascertained this from the difference between the figures for ATC1 and ATC2 – there is nowhere else for the traffic to go. This percentage will increase even further if the new development is permitted. On a “relatively quiet road” – para 6.3.2 of the Transport Report, part 1, although the number of vehicles travelling along Brogdale Road as shown by both the 2019 and 2025 traffic surveys and especially the peak traffic flows do not support the description “quiet road” for much of the day. The Applicant’s own Transport Report concedes that this development would add a further 30% to the Peak AM traffic. We are concerned that Brogdale Road is a road that is not even identified as busy enough to be on the KCC gritting route (despite our requests to have the road reinstated on the “gritting list”). Therefore, the slope coming southwards off the motorway bridge will not be gritted and dangerous in icy conditions given the location of the proposed new access.

We do not accept the reasoning that there would only be ten vehicle movements for the nursery in peak Am window (0800-0900). This does not sound realistic based on the parish council’s experience of traffic generated by Lorenden School. (Original Transport Plan – Part 1).

We also wish to amplify our comment regarding our observations that there is insufficient local demand to justify the construction of industrial/employment units in this location. As well as unlet or unsold units in both Brogdale and elsewhere in and around Faversham, there are new industrial units under construction and currently offered just outside Faversham adjacent to the A299 at Highstreet Road, Hernhill. Planning consent has been granted but not yet implemented for industrial/employment units adjacent to Love Lane, Faversham, a mile from the application site. We regard as significant the outline planning application recently submitted for land on Perry Court (ref 25/501495/OUT). This is a site diagonally opposite Brogdale on the northern side of the M2 and previously granted consent for industrial use and zoned for such in the Local Plan. The application is to now construct up to 100 dwellings, a care home extension, and a drive-thru food outlet. One of the supporting documents is a Marketing Summary & Appraisal written by Strutt & Parker who have been retained by the developers/promoters since 2016. The Report, dated 4 April 2025, documents the lack of interest in the site and therefore the current application for alternative uses. Whilst the Appeal Hearing Statement construes the seeking by developers (not just at Perry Court) of a change of planning use from industrial/employment to housing as potentially leading to demand for industrial/employment units rising, on the basis that more houses will mean more people seeking jobs locally and hence demand for industrial land also rising, we see this trend of conversion of consents from industrial to residential as showing a lack of demand locally for industrial/employment – a point of view which we believe the Strutt & Parker Report demonstrates. Please see the Conclusions in paras 6.11 to 6.18. A lack of demonstrated need for the proposed nursery (as well as the unsuitability of its location in an industrial park) remains a concern.

In discussing the application below and self-build practices Cllr Terry Thompson expressed that view that the list of applicants and their self-build requirements is not necessarily the reality of the type of self-build housing that is being delivered.

25/503491/REM Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Approval of reserved matters (appearance, layout and scale sought) for erection of 1no. self/custom-build dwelling pursuant to 24/500439/HYBRID.

We would expect evidence to be produced in the planning application that the application complies with the requirements for self-build. There is nothing in the paperwork. We note the requirements for conditions 7,8 and 9 of 24/500439/HYBRID application have not been applied.

Planning applications pending:

23/505533/EIHYB Land at South East of Faversham (Duchy of Cornwall). The PC would send its response to Swale BC. The PC's preference is for development to be on the eastern side of Faversham. The PC would want contributions to facilities and affordable homes.

25/502797/OUT Land Adjoining The Bungalow Abbots Hill Ospringe Kent ME13 ORR. Outline planning application (with all matters reserved) for erection of 4no. new dwellings homes with associated works following demolition of the existing building.

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

25/502562/SUB Site A Land At Preston Fields Salters Lane Faversham Kent ME13 8YD Submission of details pursuant to conditions 2 (Traffic Regulation Order), and 5 (scheme to prevent vehicular parking to allow servicing of foul pumping station), subject to application 24/501929/REM.

25/500847/FULL The Old Vicarage Water Lane Ospringe Kent ME13 8XS Erection of single storey side/rear extension, including associated works consisting demolition of 2no. garden sheds, removal of existing chimney stack, erection of boundary fence and new potting shed Location.

24/504017/FULL Black Cottages Mutton Lane Ospringe Kent ME13 8UH. Erection of 2no. dwellings as replacement of former dwellings, with associated car port. (Re-submission of application 19/504417/FULL.

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 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. Amended information - received 5.07.24.

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. Additional information- received 16.05.24 Amended documents and change of description - 02.10.23

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.

SBC decisions:

25/501702/FULL The Cottage Belmont Paddocks Scooks Hill Ospringe Kent ME13 0AD. Change of use of part agricultural land, and change of use of redundant stable block, to form annexe ancillary to the main dwelling house. To include extension to form a guest bedroom, WC and shower room with rear lean-to extension forming log store and bike store. Approved.

24/505008/FULL3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EW. Conversion of existing agricultural barn into a self-build single dwellinghouse with associated parking and landscaping. 7.1. Approved.

24/501341/SUB 11 Bayfield Painters Forstal Kent ME13 0EF. Submission of details to discharge condition 3 - Materials, Subject to 22/502522/FULL. Finally disposed of.

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). Finally disposed of.

Planning Inspectorate appeals:

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.

An email update had been received from Paul Casey regarding the outstanding cases below:

Hill Top Farm: -The hearing would be on 16<sup>th</sup> of September. Mr Casey was of the view that the caravan would be moved before that date.

Horseshoe Farm: -the case had gone to court; the defendant had pleaded guilty. A fine had been issued.

Kennaways:- An application has been submitted and is awaiting a validation. The PC noted that a horse had been observed in poor condition in the paddock adjacent to Stalisfield Road and residents had reported the issue to the RSPCA.

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

## 134/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1706 To Dr P Moskovits for Ospringe in Bloom prizes £80.00

Chq no 1707 To K Lockwood – 2<sup>nd</sup> quarter Clerk's pay £834.60

Chq no 1708 To Mr Fix It for labour and materials repair of basketball frame and matting £57.00

Chq no 1709 To Ospringe Church for room rent for September meeting £20.00

Direct debit to Hugofox Limited £11.99 for monthly website service

Direct debit to Hugofox for councillor email addresses £20.99.

Allotment Account

Payments for Approval:-

Chq no 0399 To Mr Fix for mowing and strimming August £210.00

Chq no 0400 To Mr Fix It for grass cutting and strimming the Allotments June £303.25

Receipts: None to report

Variances over budget

More spent on lighting repairs due to repairs of columns A and M.

No expenditure on VE Day event.

A bank reconciliation as at 1<sup>st</sup> of August 2025 and budget monitoring document had been sent circulated before the meeting.

#### 135/25 Correspondence

Email from Swale BC – LGR Workshop dates. Noted.

Email from KALC-News. Noted.

Email from Louise Bareham – Designs for Ospringe Street – Village Gateway. Noted.

Email from Swale BC – September round of Area Committees – change of date. Noted.

Email from KALC – Call for Motions for KALC AGM. Noted.

Email from engagementhq.com -KCC's budget Consultation open. Noted.

Email from Louise Bareham – Swale East Parishes on LGR. Noted.

Email from Swale BC – Local Councils Liaison Forum. Noted.

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

There is a new councillor training course on 6<sup>th</sup> October if Cllr C James is able to attend.

#### 136/25 Members' reports

The Chairman asked if councillors had any motions they wanted to bring up for the call for motions for the KALC AGM.

There is uncertainty about the date for next KALC SAC meeting.

#### 137/25 Any other business-

It was noted that the A251 Ashford Road is likely to have a 40 mph limit imposed for its full length.

The PC noted the recent accident at the Dark Hill/Stalisfield road junction.

Meeting ended at 10.00 pm

Next meeting: 1<sup>st</sup> October 2025.