

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 2nd October 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. Prior to the meeting, the Chairman gave prizes and certificates to those 'Ospringe in Bloom' 2024 winners who were able to attend. The Chairman thanked the judges for running the event once again and asked whether they would be prepared to run 'Ospringe in Bloom' next year. The judges agreed to run the event in 2025. One of the judges said it had been fun again this year, despite difficult weather conditions, looking at the gardens across the Spring and Summer seasons rather than have a single day for judging to take place. A photo was taken of the prize winners. Five members of the public left after the prize giving. The official Parish council meeting commenced at 7.44 pm.

Present:

A Keel – Chairman
B Flynn
R Simmons
C Elworthy
A Bowles

K Lockwood – Clerk

Apologies:

Cllr R Lehmann.
PC Chittim
Cllr T Thompson.

138/24 Covid 19 Precautions

It was agreed that due to sufficient air circulation 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.

139/24 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.

140/24 Public Participation

One member of the public addressed the PC with their view that physical speed restrictions are needed on the Brogdale Road and the country lanes to make sure speed limits are adhered to and asked whether this would come out in future versions of the HIP. The member of the public was also concerned about the development at Brogdale Farm, stating it threatens the local amenity. The member of the public drew the PC's attention to the Swale Policies Committee decision to build 80% (4,000 homes) of the next 5 years' requirements in eastern Swale, acknowledging Helen Whatley MP's petition. To tackle the issues outlined by the member of the public they suggested a formation of a committee chaired by a councillor and made up of 'lay members' to look into the challenges mentioned.

Another member of the public spoke to the PC about fast-moving traffic making some locations and footpaths dangerous in the parish. This had become apparent when the member of the public had been out walking. The member of the public enquired as to whether signage could be put up. The Chairman would liaise with the resident to look at the areas in question.

A resident asked the PC how extending the 30mph speed limit down Whitehill was progressing.

The Chairman stated that the TRO had been approved and when it is sealed the limit would be extended from the top of Whitehill through the valley to meet up with the bottom of Bay Hill and a short distance along the Stalisfield Road. The TRO would be sealed once the work had been carried out. Once the detailed design is carried out, KCC will provide a price and the PC will need to find funding for the project. There is a 2-year window set down by KCC within which the work has to be completed.

The member of the public stated that this was good news.

The Chairman stated that the acquisition of Norman's Wood had been completed. The family who had owned the land were grateful to the PC for taking the wood on, and would like a sign erected giving the history of the land. A small celebration would be held by the family in the coming months. The Chairman confirmed that the parish council had no plans to change the woodland which is a well-used local amenity. A local resident thanked the PC for taking on responsibility for Norman's Wood.

141/24 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 4th September 2024.

142/24 Matters arising

Syndale Park planning application: -The parish council continues to wait for a response from Mr Silverstone.

Lighting: - The PC awaits a response from the alternative contractor with a price for a lighting maintenance contract. The Chairman will contact Jeff Tutt about an alternative energy supplier.

HugoFox: Cllr B Flynn reported that HugoFox can provide gov.uk domain names free of charge and email addresses, which the PC would need to pay for on a monthly basis. There are several options for domain names. After a short discussion about names Cllr B Flynn would look at progressing a domain name of either ospringe.gov.uk or ospringepc.gov.uk. Email addresses would be considered in the future considering the cost implications.

Highways and road closures:-Gary Gibbs has been away. The hedges brought up at the last meeting have been reported to him. The rubble sited adjacent to the M2 motorway bridge has been reported several times. Cllr C Elworthy will report it again.

Allotments:-There 1 or 2 vacant plots. Some plots have been re-let since the last meeting. The contractor who had been approached to do track repairs is now unable to carry out the work. An alternative will be sought.

Lorry Watch:-No further updates..

Standing Orders:-Copies of the amended version approved at the last meeting would be printed.

Playground:-Following the RoSPA report – the safety matting is being looked at.

SpeedWatch:-Cllr C Elworthy reported that several sessions had occurred since the last meeting. The first 4th time offender had been recorded.

Bins:-The PC noted that it was the last day for feedback on the consultation. The email from Cllr Rich Lehmann would be circulated.

Overhanging vegetation:-This had been reported to Gary Gibbs.

Cllr C Elworthy reported that Speed Watch signs would be erected by KHS.

143/24 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

144/24 Highway Improvement Plan (HIP)

Roundels and 30 mph repeater signs for the Brogdale Road will be considered along with other highway matters and will potentially feature on a future HIP document.

145/24 Norman's Wood

This item was dealt with earlier in the meeting.

146/24 Community Hall Funding

Nothing further had been heard from PFCAs about the car parking work, which was going to be completed by the end of September.

147/24 Defibrillator

The deed for the grant from Swale BC had been signed and the money would be received soon. Defibrillator options are being looked at.

148/24 D Day 80 & VE Day 80

VE Day 80:- The Clerk had registered for the event.

D Day 80:-The parish council noted with disappointment the email received from PFCAs regarding the work done by the parish council for the event, and the sharing of funds generated. The Chairman would speak to Clare Annand before a response to the email is sent.

149/24 Planning

Applications for consideration:

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, with addition of new porch and alterations to fenestration, following demolition of an existing outbuilding and the partial demolition of the existing dwelling. The creation of an open-air swimming pool and erection of entrance gates. Amended plan and description 3.09.24 additional information received - 23.08.24.

We do not object to the proposed gates and pillars, however this application should be decided only when the additional extensive building works within the site have been included within the application. A number of outbuildings, not included in the application, have been demolished and new buildings are well under construction despite these buildings requiring planning permission, as identified by Mr Casey, team leader of planning investigations. Despite being advised by the planning investigations team that planning permission is required, work continues on a daily basis. The scale and mass of all the new construction and proposed construction is considerable and out of proportion to that which is being replaced. The application as presently submitted does not fairly and fully represent the position on the ground in terms of works done, and buildings and structures currently constructed or in course of construction. As such it would be inappropriate to determine the application in its present form.

Planning applications pending:

24/502978/FULL Arbory Water Lane Ospringe Kent ME13 8TX. Erection of a front porch.

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.

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.

The PC noted the planning officer's email relating to other applications in the vicinity which had been refused on the basis of the balcony. The PC had replied.

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.

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.

20/505877/out 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

The PC had received an email regarding both 20/505877/out Brogdale Farm and 24/500705/REM Brogdale Collections from a local resident attending the meeting. The Chairman acknowledged the email in the meeting and confirmed that he would speak to the resident concerning apparent misunderstandings by the resident about the two applications.

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.

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 0EF.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.

The PC had not heard from the applicant regarding the noise bund. **Action: The Clerk to write to the applicant about the noise barrier.**

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.

SBC decisions:

22/505533/FULL Judds Folly Hotel London Road Ospringe Kent ME13 0RH. 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. Permitted

Planning Inspectorate appeals:

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 0SAAppeal 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.

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

150/24 Finance

Payments for Approval: -

OPC Current Account

Chq no 1662 To Ospringe Church for October parish council meeting £20.00

Chq no 1663 To K Lockwood for stamps £20.40

Chq no 1665 To Streetlights Ltd, 3rd quarter lighting maintenance contract £248.70

Chq no 1666 To Satswana Ltd for DPO service £180.00

Receipts: none to report

Payments for Approval:-

Allotment Account

Chq no 0422 To A Keel for stamps £70.40

Chq no 0423 To T Hoile for strimming/grass cutting £400.00

Receipts: None to report

Expenditure verses budget

Less spent on Audit as OPC resolved to exempt itself from external audit for 2023-24.

More spent on Insurance as insurance premium has increased.

Unbudgeted expenditure incurred: purchase of defibrillator, TRO for highway schemes, materials for PFCa projects, acquisition of Norman's Wood. Grants have been received to cover costs of defibrillator.

Costs related to acquisition of Norman's Wood covered by donation.

A bank reconciliation as at 3rd September 2024 and budget monitoring document had been circulated before the meeting.

151/24 Correspondence

The Clerk had circulated a list of correspondence

152/24 Members' reports

Cllr A Bowles had attended 'Making space in nature' training. There was a good turn out from parish, county, borough councils and charities. A report would come out soon and there would be a public consultation.

Cllr A Bowles would be attending the standards and planning training.

The KALC AGM is coming up. The Chairman asked if anyone wanted to suggest a resolution to bring up.

153/24 Any other business -There was none.

Meeting ended at 9.18 pm

Next meeting: 6th November 2024