

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 5th March 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 Parish council meeting commenced at 7.31 pm.

Present:

A Keel – Chairman
B Flynn
R Simmons
C Elworthy

K Lockwood – Clerk

Apologies:

A Bowles – illness – approved.
Cllr Rich Lehmann
PC Chittim

035/25 Covid 19 Precautions

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

036/25 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.

037/25 Public Participation

There were 2 members of the public in attendance

038/25 Parish Councillor Vacancies

Charlie James was co-opted on to the parish council. Nominated by Cllr A Keel, seconded by Cllr C Elworthy. Cllr C James completed the Acceptance of Office form, and the members interests form which would be sent to Swale BC.

039/25 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 5th February 2025.

040/25 Matters arising

Road Closures:- The Brogdale Road bridge closure had caused no problems. The Ashford Road closure had become widely known. A Teams meeting with KHS is imminent. Porters and Plumford Lanes will be closed for a few days as part of the A251 closure.

Highways:- KHS had said that the pot holes at the junction of Plumford Lane and Whitehill were not sufficiently big to fill. The Chairman had contacted Swale about sweeping the junction; the sweeper was being used for other purposes, and could possibly not be used at the site due to the unrestricted speed limit at the location.

There are some potholes on the northern side of the Brogdale Road M2 bridge driving southwards. The Chairman had attempted to get a temporary repair of these carried out.

Allotments:-Rent letters will be sent out soon. There is a waiting list. Faversham Town Council have been approached to see whether they would send potential allotment holders to OPC if their allotments are full and over-subscribed.

Lorry Watch:-**Action: Cllr C Elworthy to chase.**

Playground:- The roundabout bearing has been replaced and the roundabout is in action again. The PC noted with grateful thanks Cllr C Elworthy's assistance in using his telehandler to facilitate the repair of the roundabout which had saved a considerable amount of cost for the PC.

A contractor has inspected the safety matting which needs repair/replacing. There are possible grants available. Three applications have been made.

The Chairman and Tony Hoile had also checked the frame of the large swing and were satisfied that it was structurally sound and the overhead brackets were securely tightened.

Remote meetings:-**Action:-The Chairman would follow this up.**

Litterpick:-Swale Borough Council are supporting the litterpick being held on 22nd of March.

Defibrillator:- Checks have been carried out several times since the last meeting. Volunteers would be welcomed to help with the checks. An item would be added to the website about the installation of the defibrillator.

041/25 Parish Lighting

The existing contractor had replaced the broken lamp on the playground.

Lighting maintenance:-There was a discussion as to whether the PC should continue the existing contract or go to an "as and when" basis.

Cllr C Elworthy stated that before the PC went to a use on an as and when basis then the call out fee should be established.

Cllr B Flynn felt that the cost of the existing maintenance contract was not a cost-effective use of money based on the quarterly charges and the additional cost of any repairs.

The Chairman would find out what the terms would be with the existing contractor if the PC moved to using them as and when needed.

The PC **resolved** for a new connection box and lantern to be bought for the Brogdale Road light.

Electricity supplier:- The PC has yet to find an alternative to the current supplier. The cost of the daily standing charges is high.

042/25 Community Hall Funding

The Chairman reported that he had met with the chair of PFCA on 8 February and had reiterated the background to the two grants by OPC which were resolved at the February 2024 meeting to be made for the pre-school Ofsted fencing and the works for the temporary car park. The Chairman reported that the chair of PFCA had requested at the 8 February meeting whether the underspend on the fencing works could be made available by the parish council and used for further works on the car park. The request was considered by the PC but due to unexpected and additional expenditure from the present to the end of the next financial year and the likelihood of having to use reserves it was unanimously agreed that the PC could not accede to the request.

043/25 Norman's Wood

The Chairman had attended a seminar run by the Forestry Commission. The PC should be eligible for a grant towards a woodland management plan. The Forestry Commission can provide a list of people who could put together a plan.

Cllr C Elworthy had registered the wood with the RPA

044/25 VE -Day 80

The Chairman reported that the chair of PFCA had informed him that PFCA would be running an event for VE Day 80 at which the beacon would not be required. The Chairman and the chair had discussed whether the parish council might hold a beacon-lighting event elsewhere in the parish. The parish council felt it inappropriate to hold a beacon-lighting event which might be seen as a detraction from the event being organised by PFCA and agreed that it would not do so. VE Day 80 should be adequately celebrated by the event being arranged by PFCA.

045/25 Defibrillator

This item had been dealt with earlier in the meeting.

046/25 Planning

Applications for consideration:

25/500476/LDCEX Horseshoe Farm, Caravan A Elverland Lane Ospringe Kent ME13 OS Lawful Development Certificate for Existing use of a mobile home as residential dwelling. We stand by what we have consistently said about the development at Horseshoe Farm and agree with the 2017 appeal decision.

Re:25/500848/LBC The Old Vicarage Water Lane Ospringe Kent ME13 8XSListed Building Consent for erection of single storey rear extension, including associated works consisting demolition of 2no. garden sheds, removal of existing chimney stack, erection of boundary fence and new potting shed. We do not object to the application, and we have reviewed the application on the basis that pre-application advice from Swale Borough Council did not include the necessity to apply for a Full planning application.

We understand the applicant's desire to extend their property and acknowledge Historic England's view supporting the different design as a welcome 21st century addition. However, we would prefer a less contrasting design to the existing grade II listed building - although the proposed development is not visible from the road and from the south, there are some public observation points from which the development would be seen.

Planning applications pending:

25/500147/FULL Huda Eastling Road Painters Forstal Kent ME13 ORT. Erection of single storey side extension.

25/500048/FULL The Oaks Well Lane Ospringe Kent ME13 OSD Demolition of existing timber field shelter (retrospective) and erection of new timber outbuilding garden room.

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

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.

24/501929/REM Site A Land At Preston Fields Salters Lane Faversham Kent 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. Going to Planning Committee. 6th March.

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 15.07.24.

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.

22/504036/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

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.

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.

SBC decisions: - Nothing to report.

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.

24/500654/OUT 1 Broomhill Cottages Hansletts Lane Ospringe. Outline application (with all matters reserved) for the erection for a 1no. three bedroom bungalow and a double garage. PINS reference: APP/V2255/W/24/3350751. Pending.

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

Horseshoe Farm:-A final compliance check had taken place. Legal proceedings will be taking place.

Hill Top Farm:- No response had been received from Swale BC.

The Retreat:-The unauthorized caravan had been removed according to Swale BC and a compliance check will be carried out.

Kennaways:-The unauthorised work (including a stable block, menage, hardstanding and gates) had started last summer and had continued. Cllr C Elworthy reported that a resident had written to Enforcement last week about the matter.

Brogdale Farm:-The Chairman had spoken on behalf of OPC at the Swale planning committee meeting on 6 February. The committee had been alerted to the traffic issues by the PC including via submission of 2 Speedwatch surveys. The application had been refused consent 11 to 2 with 2 abstentions. The PC discussed whether there would be benefit in engaging with The East Malling Trust at this time.

The PC noted that an ATC traffic survey had been carried out a week or so after the Planning Committee meeting. It was further noted that the survey took place during half term. There may be the possibility of the PC carrying out its own traffic survey in the future if traffic concerns remain an issue.

The 2 members of the public left 9.30 pm

047/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1678 To Parkers Building Supplies remainder of grant to PFCA £767.02 (retrospective approval)

Chq no 1679 To Ospringe Church for room rent for March meeting £20.00

Chq no 1680 To Streetlights - Replace Lamp on Column M £66.00

Chq no 1681 To K Lockwood 4th quarter Clerk's pay £834.60

Chq no 1682 To Allotment account VAT reclaim To Westland UK removal of redundant sheets £32.00

Chq no 1683 To Mr Fix It for repair of bearing on roundabout and materials £170.00

Direct debit to Hugofox Limited £11.99 for website service

Receipts: VAT reclaim received £677.54 minus £32 VAT for removal of redundant sheets (Westland UK) transferred to Allotment account. Total in OPC general account £645.54.

Allotment Account

Payments for Approval:-

Chq no 0428 VOID

Chq no 0429 To Mr A Keel for stationery and stamps £20.00

Receipts: None to report

EDF bills:-Nothing to report

Lionel Robbins will be OPC's internal auditor for the financial year 2024-25.

Expenditure on unbudgeted items: TROs, Defibrillator, Norman's Wood, grants to PFCA for fencing and for car park materials.

Expenditure over budget

More spent on lighting energy, Insurance – general increase in insurance premium in new 3 year deal.

Less spent on general maintenance as necessary work is likely to be in the next financial year, external audit as OPC resolved to exempt itself, Swale BC mowing as Swale BC has not yet sent the invoice. Less spent on Clerk because the budget figure was set before National Pay increase was known. Less spent net on D Day 80 event. Less spent on training/seminars – none undertaken but training of co-opted councillor will be needed in the next financial year.

A bank reconciliation as at 3rd of February 2025 and budget monitoring document had been distributed before the meeting.

048/25 Risk Assessment

The Risk Assessment had been reviewed. Minor amendments were agreed and OPC **resolved** to adopt the Risk Assessment for 2025.

049/25 Correspondence

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

Email from the Forestry Commission – Invasive Spruce Bark Beetle awareness – noted.

Email from KALC – Local Government reorganisation & KALC devolution support – noted.

Email from J Tutt – Swale Area KALC – noted.

Email from KCC – Kent and Medway Local Nature Recovery strategy – consultation – noted.

Email from TF.SE East Sussex – Transport for the South East draft transport consultation – noted.

050/25 Highway Improvement Plan (HIP)

The revised design and price chargeable to OPC (£2,600) had been received from KHS. There are potential savings in design and materials which can be taken to KHS. It was agreed that KHS would be approached regarding these potential savings given the need to safeguard parish council funds.

051/25 Members' reports – none.

052/25 Any other business

There was none.

Meeting ended at 10.06 pm. Next meeting: 2nd April 2025

