

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 5th of November 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 official meeting commenced at 7.32pm

Present:

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

Cllr Terry Thompson

K Lockwood – Clerk

Apologies:

Cllr Rich Lehmann
B Flynn – out of the area. Approved.

153/25 Covid 19 Precautions

There were a greater number of people in the room than at usual meetings but there was good air flow through the building so masks were not worn. Precautions would continue to be reviewed on a month-by-month basis and set as an agenda item.

154/25 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.

155/25 Public Participation

A group of members of the public from the parish and from Ospringe Street were in attendance to address the PC about the proposed outline Land south of London Road application. A note was taken of the names of the members of the public. The Chairman invited those present to speak about the application, stating that the parish council would not be making any decision on the application at this meeting, as more time was needed to collate information and form views.

A member of the group voiced their objections and made the following points: the land is not identified in the Local Plan or in the Swale development strategy, it is a greenfield site, outside the built-up area, it is adjacent to two conservation areas, the land is good grade 2 agricultural land; there is a presumption at a national level against development of such areas in favour of brownfield sites. If the application went ahead there would be a loss of biodiversity. The member of the public stated that it was a poor application, and there had been no public consultation. There had been no consideration of the likely impact of school traffic on air quality, that the Roman Watling Street runs through the site, and that there is a farm access track on the site which is in use. There are better sites in terms of transport links and infrastructure. There is a shift in national policy to discourage car use. The member of the public referenced a previous proposed development site, the other side of London Road, where planning permission had been refused on appeal.

The Chair stated that the PC would defer their decision until the next meeting and that a realistic stance to the application would need to be taken. Swale BC would need to take into account the NPPF. The Chairman advised that there is a presumption that local authorities should have a 5-year land supply, Swale has just under 4 years and in addition the Local Plan is not up to date, therefore there is a greater chance that the developers could get their plans through. The Local Plan and Supplementary planning guidance would also need to be considered, including the Faversham Neighbourhood Plan and the Ospringe Parish Design Statement. The PC on a preliminary view of the application has concerns about the development including - that the site is adjacent to Joyce Field and a greenfield site, is adjacent or close to the Syndale and Ospringe Conservation Areas, inevitable damage to habitat, loss of grade 2 agricultural land, development could cause archaeological issues, possible light and noise pollution, increased traffic movements impacting air quality, the amount of affordable housing proposed in the application, the location of the site in relation to Faversham and highway network, the additional pressure the housing would impose on infrastructure and amenities.

A member of the public commented that from the Brogdale Road to the end of Ospringe Street was going to be all housing now, and it had been allowed to happen. The Chair stated that the PC had opposed the Perry Court application.

One member of the public stated that Faversham has had its fair share of housing already.

Another member of the public queried why with so many brownfield sites in the area why the proposal was on a grade 2 agricultural land site. Cllr A Bowles stated that brownfield sites had already been allocated for housing in the Local Plan.

A member of the public suggested that the way houses are built on sites should be considered in terms of density and that a greater density should be required. Cllr A Bowles stated increased density by building up in some Faversham streets had caused difficulties with parking.

Another resident was concerned about the flooding risk of building on the site.

The Chair stated that run-off was a concern as well as the capacity of the foul drainage system serving Faversham to cope with the development, and seemingly had not been fully covered in the application paperwork.

Another resident stated that local views are important. The Chair agreed but stated that the application would need be decided on planning grounds.

The members of the public left at 8.30 pm

156/25 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 1st of October 2025 save for the LorryWatch item under Matters Arising which should read that "The final piece of paperwork would be submitted after the width restrictions are in place".

157/25 Matters arising

Width and Speed restrictions:- The PC awaits the amended width restriction signage.

Highways and road Closures:- The UK Power Network closure of Brogdale Road for works adjacent to Halke Cottage:-the PC had pushed hard for weeks for engagement with KHS and UKPN to try and ensure the works and in particular closure of the Brogdale Road cause minimal disruption. Information and communication had been late being provided. A site visit was set up a day before the start of the works and attended by the parish council. This had proved fruitful and several concessions had been made by UKPN and their contractors, including curtailing the period of the road closure, using traffic light control to keep one lane open, and delaying closure until after the peak school run period. The signage

proposed had originally been poor and could have been more meaningful and timelier, but bespoke road closed signs counting down the distance to the closure had helped. In the event, the closure had in the end lasted only 24 hours. The efforts made by the PC were deemed worthwhile.

Anti social behaviour:-The PC noted incidents are anti-social behaviour; off road vehicles racing at speed in the lanes, quad bikes, hare coursing, the use of catapults, trespassers on farmland.

Littering on Coxett Hill – namely laughing gas canisters. **Action:** Cllr C James would report to the Rural Task Force.

The pedestrian gate at the entrance to Lorenden:-This could be an item on the revised HIP. D Macey had been unsure about who to contact at KCC about the gate that had been installed. The Chairman had followed this up and determined that KCC had not been involved in installation but only the provision of the kissing gate itself for installation by others.

Playground:- The PC had received 2 quotes for the work – this is a work in progress.

Lighting: -The PC awaits communication from EDF about an energy deal.

NatWest:- Changing the bank mandate is still a work in progress.

Allotments:-There will be one more grass cut to do of the paddock. There is potentially an individual who would be interested in a grazing licence.

SpeedWatch:-There had been no sessions since the last meeting.

Norman's Wood:-The meeting with the Croft Family was imminent.

The Duchy development:- The PC is in the process of finalising its response.

LorryWatch:-The final documents are to be completed after the width restriction work

Assertion 10:-The required policies need to be confirmed and adopted formally. The PC would look to have all councillor emails set up by the next meeting.

158/25 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.

159/25 Highway Improvement Plan (HIP)

The consultation period for the HIP review ends the middle of November. There have been two enquiries to date following the notification of the review on the website and social media. The safety of the Stalisfield Road junction and Dark Hill has been raised by a parishioner, as has the lack of roundels on the Brogdale Road. Other issues brought to the PC's attention include gates at the entrances to the village, signage in two places to warn motorists where footpaths meet roads, and concern about the Bayfield and Eastling Road junction, where maybe yellow lines could be placed.

160/25 Planning

Applications for consideration:

25/504039/OUT Land South Of London Road Ospringe Kent ME13 0RH. 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 PC agreed to formalise their response at the December meeting.

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. No observations.

25/504181/TCA Lorenden Place Painters Forstal Road Ospringe Kent ME13 0EN. Conservation area notification: Reduce height of one Lime tree (T1) from 25m to 17m. Reduce height of one Sycamore tree from 25m to 17m. Crown reduction of one Horse Chestnut from height of 14m to 12m, and radial spread of 14m to 12m. We defer to the expertise of the Tree Officer.

25/504265/ENVSCR Land Opposite Greenways Brogdale Road Faversham Kent ME13 8YA EIA Screening opinion - Full application for the development of 250 homes, new access road from Brogdale Road, internal roads, car parking, landscaping, public open space, and other associated works and infrastructure. Noted by the PC.

Planning applications pending:

25/503853/FULL Oaks Cottage Abbots Hill Ospringe Kent ME13 ORR. Erection of a side part replacement two storey extension with a single rear extension. Alteration of external materials.

25/503705/FULL Kennaways Stalisfield Road Ospringe Kent ME13 0HA. Demolition of existing outbuilding and garage, part demolition of existing dwelling and erection of a two storey side extension, first floor rear extension, creation of a new porch, stables, field shelter, menage, replacement of garage and outbuilding and open-air swimming pool including changes to fenestration and new gates and piers to entrance to west of site (part retrospective).

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.

23/505533/EIHYB Land at South East of Faversham (Duchy of Cornwall). All matters to be reserved.

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 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.

25/500476/LDCEX Horseshoe Farm, Caravan A Elverland Lane Ospringe Kent ME13 0S 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.

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:

25/502562/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. Permitted.

Planning Inspectorate decisions:

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 05Appeal 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. Notice upheld.

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. Appeal upheld. Application by the appellant for costs order against the council refused.

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

An email from the applicant of the Oaks Cottage application had been received. Noted.

161/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1712 To Ospringe Church for room rent for November meeting £20.00

Chq no 1713 To K Lockwood – reimburse for printer ink £17.47

Chq no 1714 To Streetlights Ltd for 3rd quarter lighting maintenance contract £258.65

Chq no 1715 To A Keel – Chair's expenses £25.00

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 0403 To Mr FIX IT for mow and grass cutting for September £210.00 (retrospective approval)
Chq no 0404 To Mr FIX IT for fencing work and materials £546.00
Chq no 0405 To Mr FIX IT for mowing and strimming for October £280.00
Receipts: None to report

Variances over budget – previously reported.

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

The PC **approved** the purchase of Microsoft 365 for the Parish Council laptop.

162/25 Correspondence

Email from a relative of a former resident Rev Pyper. A resident had been able to identify the previous residence of the Rev and this information had been passed on.
Kent Downs Natural Boundary review – the PC had submitted a response.
The Chairman had submitted an application for the Joyce Field to be put on the Local Heritage List.
Email from Julian Herrington re Porters Lane and suggestions for traffic measures – noted.
Email from Kent Downs- Kent Downs Management Plans survey. Noted.
Email from Cllr A Bowles- Members report Swale KALC. Noted.
Email from KALC- October news. Noted.
Email from Swale BC-Swale Community Governance Review. Noted.
Email from KALC SAC – Meeting 20th October. Noted.
Email from PC J Chittim- change in beat officer. Noted.

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

163/25 Members' reports

Cllr R Simmons reported that some 30 mph signs were not very visible due to overgrowing hedges Cllr Simmons felt here was no difference to the speeds motorists were going.

Cllr A Bowles had attended the KALC SAC extraordinary meeting. The meeting was quorate and Mike Baldock agreed to be Chair. There was a presentation about the Swale Community Governance Review by Larissa Reed and Cllr Mike Whiting. There was a discussion about getting 'unparished' areas in the borough 'parished', possible amalgamation of some smaller parish councils due to the lack of councillors, and the possibility of Faversham Town Council seeking to extend its boundaries.

Cllr A Bowles attended the KALC executive meeting. The new parish council subs for 2026 will see a slight increase.

Cllr A Bowles had tried to attend the Rural Crime webinar but was unable to join the meeting.

Cllr A Bowles attended the Kent Highways and Transportation seminar and is waiting for the paperwork to arrive after the meeting.

Cllr A Bowles will attend the KALC AGM on 20th of November at Rochester Corn Exchange. The Chief Executive of NALC and the Leader of Medway Council would be speakers.

The Chairman had attended the LGR workshop run by Swale BC, 25 people attended. It was led by Steph Curtis and Louise Galloway who summarised the situation and pointed out the timetable going forward. It is uncertain yet how parish councils will be affected.

164/25 Any other business.

An incident of a car parking on the Forstal had been reported by a resident. A bollard is missing, so vehicles can gain access.

Meeting ended at 10.44 pm. Next meeting: 3RD of December 2025.