

Ospringle Parish Council

The Parish Council meeting was held on Wednesday 9th July 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
B Flynn
R Simmons

K Lockwood – Clerk

Apologies:

PC Chittim
A Bowles – family commitments – approved.
C Elworthy- family commitments-approved.
C James- family commitments-approved.

104/25 Covid 19 Precautions

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

105/25 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.

106/25 Public Participation –There was one member of the public in attendance.

The member of the public noted that there were no signs up for the width and speed restrictions work which KCC would be undertaking. The Chairman stated that the work would not start till 22nd September, and that notification would only begin a few weeks prior to the work starting.

The member of the public stated that they were concerned about local housing developments: Preston Fields, The Duchy development and the Love Lane development and the increased traffic numbers they would produce which the member of the public feels would negatively impact local rural lanes. They offered to be on a sub-committee to look at traffic issues further.

The member of the public is supportive of vehicle speed reduction in the parish and also suggested measures such as a lane restriction on Whitehill.

The member of the public suggested that OPC and neighbouring local PCs work together to tackle the issue of overuse of rural lanes, and that a public meeting could be arranged to gain peoples' views. The chairman said that he had recently had an informal meeting with the Chairman of Sheldwich, Badlesmere and Leaveland PC.

The member of the public said that Helen Whately had set aside some time to meet with them in September.

107/25 Signing of Minutes

All were in agreement for the Chairman to sign the Minutes as a true record of the business transacted at the Annual Parish Council Meeting held on 4th June 2025, except for item 102/25 Cllr R Simmons had attended the KALC SAC meeting not Cllr A Bowles.

108/25 Matters arising

Road Closures:-The A251 (southbound), and A2 road closures would be starting soon. The signage and alternative routes planned are what the parish council had discussed with KHS.

The new pedestrian gate into Lorenden could be added to the HIP after the speed/width restriction work had been carried out. The Chairman would contact KHS.

Highways:-There are still potholes to be seen to on the Brogdale Road motorway bridge, as only some had been filled.

Defibrillator:-The problem of the mobility scooter being parked in front of the defibrillator seems to have abated.

The Duchy of Cornwall planning application:-The PC briefly discussed the Duchy application. The Chairman had attended the Thames Estuary Growth Board meeting about the application. The PC agreed to postpone formulating a response until councillors had had the opportunity to review the Growth Board documents, related documents on the Swale BC planning portal and OPC's previous representations on the Local Plan and Faversham Neighbourhood Plan.

The member of the public left at 8.01pm.

Playground:-The Chairman had met with the Swale BC Tree Officer to inspect the tree in the playground which is disturbing the safety matting. The PC are waiting for a follow-up about action that Swale BC will take to remedy the tree roots issue. The Chairman had communicated with 2 more officers at Swale BC and considered their advice, 1 being RoSpA trained, who had advised that the situation was not urgent. It was agreed as an interim measure that top soil would be used to improve the grading of the edge of the safety matting.

Lighting: - The Chairman had contacted Ken Bonner about an ad hoc arrangement for maintenance and repair.

The Chairman had been in contact with Utility Aid who are still looking for an alternative energy supplier. **Action: The Chairman and the Clerk would write to local PCs to find out which energy suppliers they use.**

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

Allotments:-A quote had been received for trimming the trees encroaching on the overhead lines. The cost would be shared with Ospringe Primary School.

SpeedWatch:-Another official location, near the motorway bridge to carry out Speedwatch had been approved by the Police.

109/25 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.

110/25 Highway Improvement Plan (HIP)

The HIP document would be reviewed after the forthcoming work has been completed.

111/25 Norman's Wood

The previous date communicated to the Croft family was not possible. 22nd September would be suggested to the family's representative.

112/25 Planning

Applications for consideration:

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. It was agreed to postpone considering the application. **Action: The Clerk to contact the planning officer to ask for an extension.**

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. No comment.

Planning applications pending:

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.

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.

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.

24/505008/FULL 3 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

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 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.

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

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.

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: -

25/500848/LBC The Old Vicarage Water Lane Ospringe Kent ME13 8XS Listed Building Consent for 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. Change of description. Permitted.

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. Permitted.

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. Approved.

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.

Hill Top Farm:- No further information had been provided by Swale BC.

Horseshoe Farm:-Swale BC's enforcement team had advised that they would proceed with enforcement action.

Kennaways:-The deadline set by Swale BC for submission of a planning application had passed. Swale

BC had given the applicant a further deadline.

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

113/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1700 To Ospringe Church for room rent for July meeting £20.00

Chq no 1701 To K Lockwood for stamps £13.92

Chq no 1702 To A Keel reimbursement for purchase of top soil for playground £49.95

Direct debit to Hugofox Limited £11.99 for website service.

EDF Energy bills:-1st of April to 30th June 2025 £587.61 including VAT.

Allotment Account

Payments for Approval:-

Chq no 0435 To Davies Engineering and Agricultural Services for repair of mower £424.00 retrospective approval.

Chq no 0396 To Mr Fix It for grass cutting and strimming the Allotments £220.00

Chq no 0397 To John Sudds for mowing the paddock £150.00

Chq no 0398 To Hart Lee Tree Surgery for trimming of tree at edge of track £96.00

Receipts: None to report

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

114/25 Correspondence

Email from KALC- Local Government Reorganisation survey-noted.

Email from KALC SAC -Minutes 20th of May-noted.

Email from CPRE-Newsletter for June-noted.

Email from NALC-Chief Executive's bulletin -26th June-noted.

Email from Swale BC-Message from Larissa Reed -CEO -noted.

Email from C Gibson – Ospringe A2 signage – noted.

Email from Satswana- update-noted.

Email from KCC -Kent bus service update - noted.

Email from KCC -Road Safety and Active travel group newsletter- noted.

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

115/25 Members' reports – There were none.

116/25 Any other business-

Cllr B Flynn brought to the PC's attention the introduction of Assertion 10 on the AGAR form for 2025-26 and the implications for councillor emails and electronic information usage. It was agreed to arrange a

meeting with Satswana to gain some advice.

Cllr R Simmons reported that Faversham's Cottage Hospital has been temporarily closed. There is local concern that it may not reopen. Helen Whately MP has started a petition to save the hospital.

Meeting ended at 9.11 pm

Next meeting: 3rd September 2025. This was subsequently changed to 24th July 2025.