

# Ospringe Parish Council

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The Parish Council meeting was held on Wednesday 7<sup>th</sup> of January 2026 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 7.30pm

Present:

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

K Lockwood – Clerk

Apologies:

B Flynn- abroad. Approved.  
PC Morris

## 001/26 Covid 19 Precautions

The number of people attending the meeting was slightly more than usual, however it was considered that there was enough air flow through the building, therefore masks were not worn. Precautions would continue to be reviewed on a month-by-month basis and set as an agenda item.

## 002/26 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.

## 003/26 Public Participation

Members of the public were in attendance bringing a number of concerns to the PC.

Some members of the public were concerned about the Brogdale Road/A2 junction to Eastling road having been taken off the gritting schedule, as it is a busy commuter route and also a bus route. The Chairman explained that the route had been removed from the gritting schedule a few years ago, and the parish council had tried last January to have the route reinstated on the gritting schedule after accidents occurring at the entrance to Lorenden as a result of ice on the road, but had been unsuccessful. There is also concern that the location and the serial numbers of Salt Bins do not correlate with the information on the KCC website. One resident had looked in the salt bin at the Stalisfield Road/Bayhill junction and had found the salt to have solidified, and it had not been possible to highlight the Salt Bin on the KCC website. The Chairman stated that he had loosened the salt in both this bin and the salt bin at the top of Bay Hill so that both were ready for use, but would follow these points up with KHS. A resident suggested that the PC could coordinate a community group to ensure that bins were kept filled up with salt and that there were people on a list ready to spread salt when necessary.

Another member of the public stated that there should be a lower speed limit on the unrestricted section of Painters Forstal Road between Painters Forstal and the M2 bridge, and asked what pressure the PC was putting on KHS for this. The Chairman stated that one of the items on the HIP is for an extension of the 30 mph restriction along Painters Forstal Road further northwards. The HIP will be reviewed in the next few months alongside a site meeting with KHS. Items on the HIP need to be prioritised and assessed against feasibility and financial constraints, the width and speed restrictions

had been costly.

A member of the public drew the PC's attention to an incidence of a vehicle having been parked on the Forstal whilst the driver went to The Alma, and that parking had also occurred on the far end of the Forstal involving an SUV. They offered to contribute to the cost of bollards and help with installation to prevent it happening again. The Chairman stated the PC were aware of the situation and that the posts had been checked and were in a suitable condition, but some would need replacing in the future as they were becoming rotten. The bollards had been placed in such a way that there was a possibility of vehicles entering the Forstal, but their presence was a clear indication that vehicles should not park on the forstal. There is no bollard on the northeastern edge due to the hardstanding surface in that location. The PC were not keen on looping chains or similar between the bollards. The Chairman asked the member of the public to email the Clerk with evidence if vehicles are noticed parking on the Forstal in the future.

Another member of the public raised a concern that the bridle path next to the proposed Persimmon Homes development off the Brogdale Road should not be used by construction vehicles and should be kept unobstructed, because the path is crucial for the public's amenity. The Chairman stated that the development site is almost exclusively outside of the parish – the bridle path being one of the boundaries, and there is a need to be vigilant. The PC will monitor this. The PC had received from the developer's agents an email attaching a presentation from the public meeting held in December about the development, but the agents had not responded to an email from the Chairman requesting a meeting.

A member of the public brought to the PC's attention Faversham Town Council's proposal under Swale BC's Community Governance Review, to extend the Town's boundary to include areas currently within Ospringe Parish Council's boundary, which would impact about 25 properties and also involve three tracts of land being transferred to FTC's parish. If implemented, this would have implications including for the PC's precept, and the amount of precept paid by the households concerned would be affected if the proposal were to be approved. On current figures, the precept paid by households transferred to Faversham would increase significantly. The Chairman had sought the views about the Review of some former councillors who reside in one of the areas that would be affected. A further check with Dawsons Row residents would be made to establish what notification they had received about the Review and the consultation.

A member of the public suggested that a 'Please slow down' sign on Painters Forstal Road would be a good idea and enquired about the cost. The Chairman stated that gateways could have a psychological effect on drivers' speeds, which would be a relatively low-cost option, and these were one of the proposals in the HIP. The parish council had previously discussed village gateways with KHS and is intending to do so again as part of the current review. There is a speed sign (currently out of order) by the Great Barn in Water Lane which could possibly be moved elsewhere in the parish. KHS would be asked about the ownership of the sign and whether it could be moved to another location in the parish.

The members of the public left the meeting.

#### 004/26 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 3<sup>rd</sup> of December 2025.

#### 005/26 Matters arising

Width and Speed restrictions:- The roundels had now been painted on Porters Lane.

Highways and road Closures:- Potholes and road defects etc had been reported to Gary Gibbs, who had not yet responded. The speed indication device near the Great Barn had been mentioned to Gary Gibb as to whether it could be used elsewhere.

National Highways – M2 Bridge closure in February – The Chairman had already started to engage with KHS to ensure appropriate management of the closure and minimal disruption.

Anti-social behaviour:- anti-social behaviour is an ongoing issue.

Littering on Coxett Hill – namely laughing gas canisters. **Action:** Cllr C James would report to the Rural Task Force as he has not had the opportunity yet to do so.

Playground:- This is a work in progress.

Lighting:- The Chairman had finally been able to speak to someone at EDF following the writing of several letters and was told that EDF is not able to provide fixed contracts for unmetered supplies.

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

Allotments:- The person potentially interested in having a grazing licence for the paddock had raised concerns about overhanging yew tree branches. The Chairman is dealing with this.

SpeedWatch:- Two new sites for SpeedWatch are waiting to be approved. There had been no sessions since the last meeting.

Norman's Wood:- The parish council will select someone to write a woodland management plan – Cllr C Elworthy will progress this.

The Duchy development:- The PC will be finalising its response soon.

Assertion 10:- Four policies need to be adopted formally at a meeting in the near future.

Kent Downs National Landscape boundary review:- Cllr Terry Thompson suggested that local support for extending the KDNL boundary to include Brogdale National Fruit Collection would be beneficial.

**Action:** The Clerk to write to Nick Johannsen to say that OPC is supportive of the boundary change.

Bollards on the Forstal:- This had been brought up under public participation.

New Beat Officer:- The PC has been notified that PC Morris is to return as beat officer for the area.

006/26 Swale Borough Council's Local Plan Regulation 18 Review and Consultation

The PC would formulate its views at the February meeting.

007/26 Swale Borough Council's Community Governance Review

The PC would review the documentation before forming a response at the February meeting.

008/26 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.

009/26 Highway Improvement Plan (HIP)

The PC are monitoring the effects of the highway measures that have been recently implemented before looking at other measures for those roads. The PC are keen to engage with Jennie Watson from KHS via a drive round and site visits to look at potential other highway improvements. This will not be until April at the earliest due to Jennie Watson's availability.

The PC noted concerns about cars parking on the pavement outside the entrance to the public footpath adjacent to Lorenden Cottages, constraining the path. The Chairman will monitor, reminding councillors that a hardstanding was created there some years ago by KHS to accommodate vehicles whose drivers were parking there, as the verge was being eroded.

010/26 Planning

Applications for consideration:

25/504958/FULL Willow Farmhouse Hansletts Lane Ospringe Kent ME13 0SD Erection of ancillary outbuilding. If the application is permitted we would like it conditioned that the existing outbuilding be removed before construction of the proposed ancillary outbuilding starts.

25/505030/NMAMD 3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EW Non-Material amendment to application 24/505008/FULL : Conversion of existing agricultural barn into a self-build single dwellinghouse with associated parking and landscaping. No objections.

25/504986/SUB 3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EW Proposal: Submission of details pursuant to conditions 4 (contamination - part 1 and 2), 6 (external lighting), 7 (external materials) and 9 (landscaping scheme) subject to application 24/505008/FULL. We are concerned about the external lighting, particularly the number and type of spot lights.

25/505169/TCA Coxett Lodge Abbots Hill Ospringe Kent ME13 0RR Conservation Area Notification: T1 Oak - Reduce limbs from 8m to 6m back to suitable growth points. T2 Ash - Reduce limbs from 7m -5.5m back to suitable growth points. We defer to the expertise of the tree officer.

25/505085/TCA White Timbers Painters Forstal Road Ospringe Kent ME13 0DU Conservation area notification to one (T1) Walnut Tree to be removed because of close proximity to house. We see no justification for the removal of the Walnut tree. There are other examples in the parish where a tree has been removed, a suitable tree has been planted in its stead.

Applications pending:

25/503853/FULL Oaks Cottage Abbots Hill Ospringe Kent ME13 0RR Proposal: Demolition of side conservatory and rear utility/store. Erection of the two storey side, single storey rear extension and changes to the front canopy. Changes to the fenestration. Change of description.

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.

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.

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.

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).

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 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.

24/505250/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.

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

Horseshoe Farm:- No update had been received from Swale BC.

011/26 Budget and Precept 2026-27

The Clerk had circulated a draft budget and estimated reserves document before the meeting. The PC reviewed and discussed the proposed budget for 2026-27. Reserves have been depleted in the current year due to the cost of TROs for the width and speed restrictions which had exceeded the current year's expected budget. Other unexpected costs have been incurred in order to comply with new Audit Assertion 10 regulations which had also put pressure on reserves. Some grant monies received specifically for essential Playground work form part of the Reserves and are due to be spent in the coming months.

The PC acknowledges the pressure on council taxpayers' finances and the difficult economic climate, and always endeavours to be prudent in its expenditure. Costs have risen for the ongoing functions of the PC such as energy costs, and there will be necessary lighting repairs which the PC will need to finance without the Lighting Grant which was withdrawn by Swale BC a couple of years ago. The ongoing HIP project will also require some expenditure to carry out highway improvements for the benefit of the parish. Given other costs which need to be incurred, there has been no provision made for a Noticeboard, however this is still an objective for the PC. The PC felt it prudent to include in the Budget a modest sum to go towards replenishing of reserves. **The PC unanimously resolved to adopt the budget.**

**The PC unanimously resolved to set the Precept at £15,500 for 2026 -27.**

## 012/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1718 To Ospringe Church for room rent for January meeting £20.00

Chq no 1719 To Ospringe Church for room rent for May meeting £20.00 to replace cheque number 1687 which has been stopped via Natwest

Direct debit to Hugofox Limited £11.99 for website service

Direct debit to HugoFox Limited for councillor emails £20.99

EDF bills:-Nothing to report

Receipts: None to report

Allotment Account

Payments for Approval:-None to report

Receipts: None to report

A bank reconciliation as at 3<sup>rd</sup> of December 2025 and budget monitoring document had been circulated before the meeting.

Cllr Terry Thompson may be able to allocate some funds from his member's grant towards the cost of a notice board.

## 013/26 Correspondence

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

Email from Susan Osbourne re Lamp Light of Peace in Remembrance. Noted.

Communication from Ospringe School regarding the use of the Allotment track by pupils while work at the school is being carried out. The Chairman is dealing with the school over these arrangements.

## 014/26 Litterpick dates

21<sup>st</sup> March was agreed for this year's litterpick

## 015/26 Meeting dates for 2026-27

All dates were agreed. The PC agreed 8<sup>th</sup> for the July meeting.

## 016/26 Members' reports. There were none.

## 017/26 Any other business. There was none.

Meeting ended at 10.35 pm.

Next meeting: 4<sup>th</sup> of February 2026.

