

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 5th February 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 7.30 pm.

Present:

A Keel – Chairman
C Elworthy
A Bowles
Cllr T Thompson.

K Lockwood – Clerk

Apologies:

B Flynn- abroad – approved
R Simmons- prior appointment - approved
Cllr Rich Lehmann
PC Chittim

019/25 Public Participation

Public Participation was brought forward. There were 6 members of the public in attendance.

One member of the public addressed the PC about their planning application for the Great Barn, Water Lane. The applicant had spoken to the conservation officer, whose view was that the proposal was not substantially harmful and can be offset by benefit to the public interest and future of the building. The applicant had written to Historic England who had not objected but had asked for more information. The applicant asked the PC to take a neutral stance until they had had heard back from Historic England.

The Chairman asked what the harm was that the conservation officer had referred to. The applicant stated that the medieval wooden frame requires work on supporting foundations and brickwork as currently the frame is being propped up. A dividing wall is proposed to partition the space which would have been open in medieval times. It is the partitioning of the space which could be considered harmful but not substantially.

The Chairman stated that the PC recognised the complexities of bringing a medieval barn back into good order and was sympathetic to the restoration of the historic building. Specialist knowledge was required. However, there is consistent concern about the traffic levels, particularly at pressure points such as at the junction of Water Lane and the A2, and at narrow parts of Water Lane. Two rather than 3 dwellings would be preferable as this would likely generate fewer traffic movements.

Cllr A Bowles having looked at the most up to date documents felt that the latest proposal for vehicle parking etc was a better arrangement than the original.

Cllr C Elworthy expressed concern about the amount of traffic on Water Lane, which causes congestion issues that spill out on to the A2. Preference would be for two rather than 3 dwellings. The Applicant stated that if the site was not converted to residential it could be put to commercial use which would generate more traffic.

The member of the public left at 7.45 pm

The Chairman invited other residents to address the PC.

A resident stated that they may want to address the PC depending on what was said in the meeting.

One member of the public commented about the poor condition of the noticeboard on the village green. The Chairman stated that the noticeboard was not owned by the PC. The member of the public commented that it was a good location for a PC noticeboard rather than by the church. PC information would be clearly visible to residents as they all pay council tax. Not everyone can go access the information online. The Chairman explained that a new noticeboard was a current project. However, the PC has incurred a lot of expenditure on other projects and unexpected expenditure – the roundabout was currently out of commission and needs repair - so there was no specific budget for a noticeboard at the moment.

The resident also enquired about the location of the defibrillator and whether residents would be able to use it in an emergency. The Chairman stated that it had been installed in the last week or so on the front wall of the Anglican Catholic Church, the location chosen so that the defibrillator was in a very accessible position. Aftercare and servicing would need to be carried out and volunteers would be sought to carry out inspections. The defibrillator had clear instructions and would be registered on The Circuit.

Another resident wanted to clarify that it would be clear to people not to check the website on which the defibrillator would be registered but that users should call 999 in an emergency. The Chairman confirmed this.

A member of the public stated that an installation of the dog bins had taken too long. The Chairman stated that the PC agreed and had pushed Swale BC hard for some considerable time to get the installation of the new bins.

A resident brought to the PC's attention an incident of caravans on Porters Lane, and trying to turn around. Lorries using the lane continued to be a problem. They thought that taking Porters Lane off sat nav routes would benefit the lane, discouraging unsuitable and large vehicles from using it. The Chairman stated that the PC had previously raised the question with KCC of removing lanes from sat nav routing but that KCC had been unable to fully explain the process.

020/25 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.

021/25 Covid 19 Precautions

It was agreed that due to sufficient ventilation in the meeting room masks would not be worn. Mask wearing would continue to be reviewed on a month-by-month basis and set as an agenda item.

022/25 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 8th January 2025.

023/25 Matters arising

Locations affected by speeding traffic: - The locations previously highlighted by residents could be included in future versions of the HIP. This would depend on other priorities.

Lighting: - UtilityAid had been in contact about alternative energy contracts to replace the existing EDF contract but had not produced a suitable alternative.

Lighting maintenance- a quote had been received from a contractor to replace the faulty lights in the parish. The quoted cost was significant. Further investigation would be carried out to find a cost effective solution.

Cllr T Thompson suggested that he may have a contact that could look at the faulty streetlights.

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

HugoFox: No further updates.

Highways:-KHS have an order in place to trim back the overgrowing vegetation on the motorway bridge on Brogdale Road on the footpath side.

Action has been taken as a result of the surface water from a SEW waterpipe leak near to the access to Lorenden Park. As a result the leak is not as bad as it has been. Cllr C Elworthy had reported it on the South Easter Water portal.

Pot holes-There are gullies on Dark Hill, one has sunk and 3 others also require repair. The gully on Vicarage Lane had been reported.

The rubble dumped adjacent to the M2 motorway bridge on Brogdale Road had been added to. It is an ongoing issue.

Road Closures:-There would be a Teams meeting with KHS next week about the forthcoming Brogdale Road closure, alternative routes and signage would be discussed.

Allotments:-There will be several vacant plots coming up. There is a small waiting list. Quotes are being sought for the repair of the track.

Lorry Watch:- No updates.

Standing Orders: - The error has been corrected. The PC formally resolved to adopt the Standing Orders.

Playground: -The roundabout had been removed from the spindle. One or both bearings would need replacing. T Hoile would carry out the work. The matting needs attention.

The tree adjacent to the footpath had been felled. The parish council had not been consulted and the reason for the felling was unknown, as the last heard by the parish council following the falling of a large branch a year or two ago was that the tree was not a danger.

SpeedWatch:-1 session had been carried out.

Remote meetings:-The query regarding remote meetings would be taken to the next KALC SAC meeting.

Litterpick:-22nd of March was the agreed date. Helpers would be sought.

024/25 Highway Improvement Plan (HIP)

The design for the Speed limit and weight restriction TROs had been received. A meeting with KHS was imminent. The designs and costs would be discussed and the PC would try to get a reduction. There is £2,000 provision in the budget. Contributions would be sought from elsewhere.

It would be queried again with KHS how to communicate the existence of speed and width restrictions to SatNav providers to ensure that lorries do not use Porters Lane or Plumford Lane.

025/25 Community Hall Funding

The Chairman confirmed that the PC had received an email from PFCA with a quote for materials to complete the overspill car park work. He reminded councillors that the last set of invoices submitted by PFCA in November had not been in accordance with the arrangement set up between the PC and PFCA in November to enable VAT to be reclaimed. For the previous invoices for the car park the amount paid

totalled £1732.98 which the PC reimbursed after deducting £309.97 (half the profit made from the joint D Day 80 event), leaving £767.02 from the grant of £2,500. The parish council had understood this would be the extent of the financial contribution from the PC towards the car park project.

The PC had then received an email dated 9 January from the Chair of PFCA, stating that PFCA expected to recover the rest of the £4,500 which the PC had formally and publicly committed to give towards fencing and car parking projects. The Chairman stated that this was a misunderstanding by PFCA and that the PC had never “formally and publicly committed to a sum of £4,500”. The Chairman referred to the minutes of February 2024 which stated that after hearing at the meeting from the chair of PFCA about the fencing works needed to obtain Ofsted compliance for the pre-school and the works to alleviate the car parking issues the PC resolved to make a grant of up to £2,000 for the fencing and up to £2,500 for the overspill car park projects.

One trustee of PFCA was surprised at the level of misunderstanding. Another PFCA trustee stated that no response had been received to the Chair of PFCA’s 9th January email. The Chairman explained that the email had arrived the day after the PC January meeting and as such the email needed to be considered at the next PC meeting being 5 February. The Chairman would reply to the email after the meeting.

The latest quote received showed that PFCA are seeking for the PC to pay towards fixtures and mesh for the car park. The PC agreed in principle to pay towards the car park work up to the remaining balance of £767.02 from the £2,500, as long as the invoices were addressed to the PC and that payment was made by the PC, following the procedure originally agreed with PFCA. The Chairman stated that this might mean the Chairman attending the builder’s merchants and that he was willing to do this.

One PFCA trustee stated the understanding was that £4,500 was not a grant with conditions attached. The Chairman referred again to the resolution made in the February 2024 meeting which had followed discussions with the Chair of PFCA and correspondence. The trustee stated that PFCA would check correspondence between the PC and PFCA. One trustee of PFCA stated that it would be nice to have support for the Community Hall as it is an asset to the community.

026/25 Norman’s Wood

A seminar is being held later in the month by the Forestry Commission and DEFRA and Natural England which the Chairman would attend to see if there might be grants available towards management in the future of the woodland.

027/25 VE -Day 80

Item was deferred. The Chairman stated that it would be nice to cooperate again on a joint event for the community, such as the joint event to commemorate D-Day 80. One of the PFCA Trustees stated they would feed this back to the rest of the Trustees.

028/25 Defibrillator

The machine has been installed. In response to one resident the Chairman confirmed it was a top of the range fully automatic machine. The Chairman was asked the cost of the defibrillator and confirmed that the defibrillator cost around £2,000.

029/25 Parish Councillor Vacancies

There continue to be councillor vacancies.

030/25 Planning

20/505877/OUT Brogdale Farm:-a site visit had been held in January. It had been very well managed by the chair of the Swale Planning Committee and had been a thorough site visit with all attendees being allowed to speak. The Chairman would address the planning committee at Swale House the following

evening reiterating the PC's concerns at the application. The PC have concerns about the accuracy of the traffic data presented in the planning documents and would be emailing the planning officer the results of 2 recent SpeedWatch sessions, requesting that the information be shared with members of the planning committee.

Four members of the public left at 9 pm.

Applications for consideration:

24/505243/TCA 1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN Conservation area notification to T1 - Sycamore Tree canopy reduction by 30% back to original reduction points. Final dimensions 4.5 - 5.5 meter in width and 12-13 meter in height and T2 Silver birch to be removed. The PC notes this application has already been approved.

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.

The specialist knowledge needed to comment in detail on the proposed conversion methodology is beyond the expertise of the parish council. However, in general terms we support the sympathetic conversion of this building for residential use as a means of bringing about the restoration of this historic building, although due to ever-increasing pressure from traffic on Water Lane, and at the A2/Water Lane junction, and on other rural roads (as well as the effect of traffic on air quality) we have some preference to seeing the conversion limited to 2 dwellings.

We note the revised plans showing revised parking arrangements and welcome this amendment.

We note and are supportive of the comments of Ms Jeanette Dean-Kimili.

25/500147/FULL Huda Eastling Road Painters Forstal Kent ME13 0RT. Erection of single storey side extension. We have no objections.

25/500048/FULL The Oaks Well Lane Ospringe Kent ME13 0SD. Demolition of existing timber field shelter (retrospective) and erection of new timber outbuilding garden room. We have no objections if the building is used and conditioned for the usage which is being declared and that the usage is for domestic purposes ancillary only to the existing dwelling and not for any commercial use. We would want a condition placed specifically that it cannot be used for habitation.

We would ask that Swale Borough Council get confirmation from the applicant that the new building, if constructed, will be wholly built on the existing hardstanding, and that there will be no need for further hardstanding or any disturbance of the ground, given the proximity of the existing trees.

Planning applications pending:

24/505008/FULL3 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

24/504877/FULL1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN. Erection of a single storey rear extension.

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.

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.

20/505877/Full 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

24/500654/OUT1 Broomhill Cottages Hansletts Lane Ospringe Faversham Kent ME13 0RS. 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.

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

22/501848/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:

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.

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.

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

Horseshoe Farm:-Paul Casey confirmed some enforcement action is being taken.

Hill Top Farm:- According to Paul Casey some progress is being made.

The Retreat:-A third mobile home had been seen arriving. The PC awaits further news from Swale BC. Cllr T Thompson would follow this up.

The PC had been contacted about two possible breaches of planning at two different properties. Swale BC would be notified.

The Chairman asked Cllr Thompson if he had made progress feeding back to Swale about the lack of timely action on enforcement issues. Cllr T Thompson stated he would put this to the planning committee. There was a problem with enforcement across the borough.

031/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1675 To Ospringe Church for room rent for February meeting £20.00

Chq no 1676 To Streetlights Ltd for lighting maintenance contract £248.70

Chq no 1677 To M Scott Electrical Ltd for installation of defibrillator £318.00

Direct debit to Hugofox Limited £11.99 for website service

Allotment Account

Payments for Approval:-

Chq no 0427 To T Hoile for mowing and strimming allotments £100.00

Receipts: None to report

EDF bills:-Nothing to report

Variances against budget had been reported at the previous meeting.

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

Parish Lighting would be an Agenda item at the next meeting.

Cheque written to Prime One Maintenance in July 2024 for replacement of light would be stopped as the company is apparently not trading. This was unanimously agreed.

032/25 Correspondence

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

Email from Swale BC re devolution Teams meeting – noted.

Email from KALC SAC – revised agenda – noted.

Email from Larissa Reed – Local Parish Councils Liaison Forum Devolution Focus -noted.

Email from KALC SAC -Agenda 18th of February-noted.

Email from KALC SAC – Revised Agenda-noted.

Email from Forestry Commission – Farming support and funding 26th February-noted.

Email from P Mulcahy – Church Clock-noted.

Emails from P Herrington-HIPS Ongoing, Vicarage Lane drain - noted.

Emails from P Crook- The Great Barn update, 2 revised drawings 24/505250/FULL and 24/505251/LBC-noted.

033/25 Members' reports

Cllr A Bowles – had sent a report from the January KALC Executive including the location for the KALC AGM.

034/25 Any other business

There was none.

Meeting ended at 9.46 pm. Next meeting: 5th March 2025