Ospringe Parish Council

The Parish Council meeting was held on Wednesday 2nd September 2026 in the church room, of St Peter and St Paul's church. The official meeting commenced at 7.32 pm

Present:

A Keel – Chairman
R Simmons
A Bowles
C Elworthy

PC Tancock replacement for PC Morris

K Lockwood – Clerk

Apologies: C James -other commitments – approved. B Flynn – out of the area – approved

108/26 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.

109/26 Public Participation – there were 7 members of the public in attendance.

One member of the public asked the PC if a net could be put on the football goal on the playground. The Chairman would look into it. Health and Safety implications and costs would be investigated. The member of the public also asked about the planning application for the new access track for the campsite. The Chairman advised this had been granted consent. The member of the public noted that there was a lot of rubbish in the parish. They would be happy to be involved in the annual litterpick. The Chairman confirmed that there did seem to be more rubbish then usual but that a number of residents informally collected litter on a regular basis throughout the year. The member of the public also enquired about the advertising of SpeedWatch. The Chairman confirmed that SpeedWatch is advertised on the website. The member of the public asked about the speed signage down Dark Hill.

The PC had been given by KCC a toolkit of 30mph speed reduction signs: a banner, A4 posters and A3 stickers. The banner and posters could be moved to different locations in the parish at regular intervals. A volunteer is required to do this. The banner is already in place at the bottom of Whitehill.

A number of residents brought their concerns about the speed of vehicles on the roads during the summer months. This has been exacerbated by the Brogdale car meets allegedly organised by the café at the location, with vehicles speeding after they leave the event. The vehicles attending the meets have also caused disruption due the noise of their horns. Members of the public have emailed the owners The East Malling Trust (EMT) who have replied that they are working with solicitors about the matter.

The PC has engaged with the EMT and has received responses from the Trust. Communication is ongoing. The situation would be monitored, although it was noted that there had also been an "official" car meet organised or authorised by EMT, which seemed at odds with the EMT being opposed to car meets at Brogdale. The Chairman advised residents to log incidences.

The speed issues would be fed back to PC Morris via PC Tancock.

Mr Herrington had tried to engage with GWF, the agent for the Brogdale site, about the infringement of planning conditions for lighting and operational hours for some time. He had also brought this up with the EMT.

Mr Herrington asked the PC to raise the issues of air quality, poor road infrastructure, traffic issues on Porters Lane and Brogdale Road in the Local Plan Consultation. The Chairman confirmed that a Regulation 19 consultation limited the scope of what could be commented upon. In addition Mr Herrington would like to engage with the PC about measures to reduce speed including physical width restrictions and a 7-tonne limit. The Chairman confirmed that the PC has engaged with KHS through the HIP process on width restrictions on Porters and Plumford Lane and a speed limit on Plumford Lane and from Whitehill to the bottom of Bay Hill. KHS had fed back that physical speed restrictions on the Brogdale Road would not be feasible. The PC continues to work with KHS, there is potential for a meeting in October to look at the amended HIP.

The PC noted the proposed partial closure of the Brogdale road would commence on 7th of September with phased traffic lights.

The A251 and junction 6 slip road roadworks had been monitored and had had only a slight impact on the parish.

The members of the public left at 8.27 pm

110/26 Co-Option

Item deferred.

111/26 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 8th July 2026.

112/26 Matters arising

Swale Borough Council's Community Governance Review:-The Chairman had written to Swale BC to find out the outcome of the proposed boundary changes.

Swale Borough Council's Local Plan Review and Reg 18 consultation:-There are no further updates.

Highways and road closures:- Cllr B Flynn would be asked if he would be able to look into incorporating the speed and weight restrictions on to satnavs and route directing software.

Gary Gibbs had been seconded to another area- noted.

The highway defects reported at the previous meeting had not yet been dealt with: the elongated pothole on Scotts Lane, the obscured 30-mph repeater sign on the approach to the M2 bridge is still obscured, and potholes on the bridge.

Fly tipping:-4 small piles of rubbish had been dumped on Water Lane, and Abbots Hill**. Action: The Chairman would report.**

Playground:- Dry weather had eroded soil around the safety matting. More soil would be required to build it up.

Street Lighting: -Two bills from Ecotricity had been received so far, showing only costs based on the quote provided.

There had been communications with EDF regarding the batch of invoices received from them, and EDF had stated that information and 3rd party charges had been included as part of the total bill charge.

NatWest-online banking:- A change in the bank mandate is a work in progress.

Allotments:- A resident had contacted the PC with 2 requests, firstly that that the faded white lines across the allotment track and the resident's driveway that deter parking be repainted. Secondly, that a mix of trees and foliage that grow on the shared allotment/primary school boundary be trimmed as the height has reduced light and air circulation, causing green growth on the side of the house.

There is a procedure to follow for the repainting of the white lines according to Swale BC and the cost would be £170.00. The school would need to be contacted to discuss the trimming of the mixed trees and hedges.

Both concerns would be explored further, and the Chairman would contact the resident and propose a site meeting.

SpeedWatch:- There had been no sessions over the summer. More volunteers are needed.

Norman's Wood:-Cllr Elworthy is working on obtaining a woodland management plan for longer term planning.

Kent Downs National Landscape boundary review:- There continue to be no further updates.

Kent Downs National Landscape Management Plan consultation:-A response had been sent and a response had been received.

Hill Top Farm: The PC would look into escalating the issue of Swale Enforcement Team's slow response to unauthorised activities at Hill Top Farm and other sites with the Local Government Ombudsman. Currently the PC is awaiting an update from Paul Casey.

Woodhill Weddings:-No further events had been reported to the PC.

The Land South of London Road planning application:-There continue to be no further updates.

The conifer tree on the Forstal:- The tree surgeon would carry out the work but the TPO consent is required from Swale Borough Council before the work can go ahead.

Car rallies at Brogdale:-This had been dealt with under public participation.

Precept error: Swale BC had dealt with the precept error which had affected some residents in the parish.

E Bikes:-No further reports.

113/26 Highway Improvement Plan

The Chairman thanked Cllr C Elworthy for reviewing the HIP, the latest version would be circulated to councillors. White lines painted adjacent to Lorenden Cottages to prevent vehicles parking on the pavement causing an obstruction could be an item added to the HIP.

The PC would try to arrange a meeting with Aprille Hall.

114/26 Parish Councillor Vacancies

There continue to be councillor vacancies. The parish council seeks candidates who have shown interest and who can demonstrate ongoing commitment.

115/26 Local Plan – Regulation 19 consultation

The PC would submit a response.

116/26 Planning

Applications for consideration

26/502626/SUB, 3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EW Submission of details pursuant to condition 8 Window and door details, Subject to 24/505008/FULL. No objections.

26/502534/FULL 1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN Installation of an air conditioning unit to the rear of the Garden Room. reading the planning documents we were satisfied with the location of the proposed air conditioning unit but were unable to check the noise level as the model of the unit was not included in the compressor data sheet. We are concerned about the noise level and its potential effect especially on the neighbouring property.

26/502879/SUB Oaks Cottage Abbots Hill Ospringe Kent ME13 0RR Submission of details pursuant to condition 4 (Construction Ecological Management Plan), subject to application 25/503853/FULL. We rely on the expertise of Swale BC's specialist team.

26/503259/FULL Hillside Box Lane Painters Forstal Kent ME13 0RU.
Erection of a single storey rear extension. No objections

Planning applications pending:

26/502977/TCA Land Opp. White Timbers Painters Forstal Road Ospringe Kent Conservation Area Notification: T1- Pinus Sp. to have large extent of deadwood removed. Reduced in height from 9m down to 5.5m, and spread in every direction reduced from 4m back to 2.5m. Noted.

26/502300/FULL Hansletts Farm Well Lane Ospringe Kent ME13 0SD Change of use of land and erection of stables, tack room and tractor cart shed.

26/502076/FULL 1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN Section 73 - Application for minor material amendment to approved plans condition 2 (to reduce size of the proposed extension, including removal of roof glazing, change of stone parapet to a lead capped timber parapet, and addition of glazing to all sides) and variation of condition 4 (to allow change of window colour from brown stain to a heritage colour) pursuant to 24/504877/FULL for - Erection of a single storey rear extension

26/501791/FULL Land At Elverland Lane Ospringe Kent ME13 0SP Retrospective - Change of use of the land for the stationing of two mobile homes, two touring caravans and 2 day rooms for Gypsy / Traveller occupation. New access track off existing entrance and associated hard and soft landscaping.

26/502465/FULL Newcastle Barn Box Lane Painters Forstal Kent ME13 0RU. Proposed change of use of existing building to provide two holiday let units, with office accommodation retained at ground floor level.

25/504039/OUT Land South of London Road 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.

26/501713/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Submission of details pursuant to condition 12 -(Hard and soft landscaping) subject to 24/500439/HYBRID.

26/500754/FULL Land At Colegates Road Oare Kent. Erection of 37 dwellings including affordable housing, access, landscaping, open space, vehicle parking, cycle storage, ecological enhancements and associated works.

25/501495/OUT Land At Perry Court London Road Faversham Kent ME13 8YA Outline application (with all matters reserved except access into the site) for up to a. 100no. dwellings or b. 80no. dwellings and 60 extra care accommodation units (falling within use class C3); 1.2 hectares of land for commercial,

business and service uses (use class E(b), (c)(i,ii,iii), (f), (g) and hot food restaurant for consumption on and off premises including drive through restaurant (use class sui generis); electric vehicle charging infrastructure (sui generis); access onto Ashford Road, noise attenuation mitigation, landscaping, open space, drainage, and other associated infrastructure. Revised details

26/501098/REM Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZApproval of reserved matters (appearance, layout, scale and landscaping sought) for erection of 4no. self/custom build dwellings (Plots 3 - 6) pursuant to 24/500439/HYBRID.

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.

25/504986/SUB 3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EWProposal: 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

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

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.

Decisions

26/501722/FULL 10A Bayfield Painters Forstal Kent ME13 0EF. Retrospective application for erection of a detached three bedroom dwelling with associated access and driveway (revised scheme to that permitted under 24/504199/FULL and 22/502522/FULL. Permitted.

26/502710/TCA 8 Dawsons Row, Nailbourne Water Lane Ospringe Kent ME13 8TZ Conservation area notification to crown lift one (T1) Walnut Tree away from office to a height of 4 metres and to reduce the crown spread from 8m to 6m and shorten the lateral branches hanging over the structure by 3 metres leaving a minimum of a 2 metre gap. The planning officer agreed an extension to submit a comment, however a decision was made before waiting for the PC's response. No objections.

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

117/26 Conclusion of Audit – AGAR

The PC had not received the notification of the conclusion of Audit from the external auditors. This item would be on the October meeting agenda.

118/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1571 To Ospringe Church for room rent for September meeting £20.00
Chq no 1572 To K Lockwood for 2nd quarter clerk's pay £834.60
Chq no 1573 To Streetlights Ltd for 2nd quarter street lighting maintenance contract £268.99
Chq no 1574 To Playsafety Limited for RoSPA report and inspection £174.00

Direct debit to Hugofox Limited £11.99 for website service
Direct debit to HugoFox Limited for councillor email £20.99

Energy bills:-Ecotricity direct debit £24.63 vat £1.17 24th June -01 August 2026

Receipts: None

Allotment Account
Payments for Approval:-

Chq no 0415 To T Hoile for grass cutting (July/August), cut trees, remove old fence and materials £494.98
Receipts: None to report
Variance over budget – reported at the last meeting.

A bank reconciliation as at 3rd August 2026 and budget monitoring document had been circulated before the meeting.

The payroll company had contacted the parish council to agree a new contract and notified the PC of a price increase. The PC **unanimously agreed** to continue with the contract.

119/26 Correspondence

Email from KCC Re Bus stop grant. Noted
Email from Satswana – Summer update and access to token. Token access is noted for schools.

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

120/26 Members' reports.

Cllr A Keel had attended the KALC online seminar about the transfer of assets under LGR.

Cllr A Keel had attended the KHS online seminar, the HIP service had been explained as well as other highways projects.

Cllr A Keel noted that the waste bin at Joyce field had not been emptied on a regular basis with the result that it had overflowed on several occasions and had a noxious smell. He had been in correspondence with Swale about the lapses in emptying.

The overgrown gardens at 4 Green Leas had been reported to Southern Housing who had agreed to arrange for the gardens to be strimmed as a one-off task. The gardens would be seen to this week.

Cllr A Bowles had attended the Police and Crime Commissioner's rural panel. National Rural Crime week is next week. Another rural crime meeting conference day will also take place in the future.

At the KALC executive there was a vote on how KALC should be organized. It was unanimously agreed that 13 area committees should be kept and there should be 4 steering groups for each of the 4 unitary authorities.

It is proposed that the county executive should meet in person on 10th of October.

The KALC AGM is coming up.

121/26 Any other business.

PC Tancock read out the update on local crime in the parish, including a robbery at a local farm, and a theft from a car in Cades Orchard. There have been incidences of 'transit crimes' in the parish.

Meeting ended at 9.43pm.

Next meeting: Wednesday 7th of October.