Ospringe Parish Council

The Parish Council meeting was held on Wednesday 7th of October 2026 in the church room, of St Peter and St Paul's church. The official meeting commenced at 7.32 pm. Prior to the official parish council meeting a presentation took place to award prizes and certificates to the 2026 Ospringe in Bloom winners. The Chairman presented certificates and prizes to the winners and thanked the judges for facilitating the event again this year. The judges had enjoyed looking at the gardens and thanked all who had taken part. They would be pleased to run the event next year.

Present:

A Keel – Chairman
A Bowles
C Elworthy
C James

K Lockwood – Clerk

Apologies: R Simmons -personal commitments – approved. B Flynn – abroad – approved.
Cllr Rich Lehmann and PC Gary Morris.

122/26 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.

123/26 Public Participation –

The Chairman addressed the members of the public giving a brief summary of 2 important planning applications, 25/504039/OUT Land South of London Road and 25/501495/OUT Land at Perry Court London Road Perry both of which are going to the planning committee on 8th of October. The Land South of London application was going to committee as OPC had objected, which was contrary to the planning officer's recommendation of approval. The planning officer's decision is predicated on Swale not having a 5 year land supply, which the NPPF requires. The PC had opposed the application for a number of reasons including the fact that it was outside the built-up area, would involve the loss of good quality agricultural land, and its negative effect on Joyce Field and the conservations areas. There is evidence of badgers on Joyce Field which are likely crossing the application site.

The PC had resisted the recent boundary review, which had proposed that the land in application 25/504039/OUT be transferred to within the boundary of Faversham Town council.

Mr Herrington asked if the 85 houses application included the Shepherd Neame experimental garden. The Chairman confirmed that it did.

Another member of the public asked whether development could be opposed or delayed until the local water supply concerns could be addressed. The chairman stated that water supply issues/drainage are currently not concerns for the planning system.

A member of the parish council would be speaking at the Planning Committee meeting against the application.

The members of the public except Mr Herrington left at 7.50 pm.

The Perry Court planning application is very close to the parish and impacts the parish. The parish council was in favour of some elements of the development but was opposed to others, and made representations when the application was first considered. It was given approval 6 months ago but the S106 was held up so it is going back to committee. The parish council would not speak about the application at the Swale Planning Committee meeting.

124/26 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 2nd September 2026 except for item120/26 The KALC County executive will meet on 10TH October not 8th of September 2026.

125/26 Matters arising

Swale Borough Council's Community Governance Review:-The PC noted that only the triangle of land at Perry Court had been lost in the boundary change.

Swale Borough Council's Local Plan Review and Reg 18 consultation:-A response had been made but no subsequent updates had been received.

Regulation 19 consultation:-The PC had submitted a response.

Highways and road closures:- Cllr B Flynn has been chasing Google maps, and satnav providers to incorporate the Porters Lane speed restrictions and width restrictions. While some progress has been made, he is continuing to work on getting speed limits incorporated onto satnavs and route directing software.

Cllr C Elworthy noted caravans going to Painters Farm campsite using Plumford Lane. The Chairman would follow this up. After being approached by Cllr Elworthy, Morrisons had confirmed that the lane would no longer be on their delivery vans' satnav system.

The partial Brogdale Road closure and phased traffic lights had not caused any issues.

The 30-mph banner (part of the KCC toolkit) would be moved to a different location in the parish. Cllr C Elworthy stated that it had been very effective. One or two A4 posters would be put up in the village emphasising the 30-mph speed limit.

The Brogdale car meets:-The East Malling Trust had not responded to the last 2 emails from the Chairman about speeding vehicles and the car meets. The PC noted that the car meets are being advertised as a regular occurrence on social media, and are causing some local concern.

George Webb Finn had been contacted about the car park lighting being on beyond the prescribed hours. Mr Hildyard responded that the issue had been fixed.

The highway defects:- the elongated pothole on Scotts Lane and the obscured 30-mph repeater sign on the approach to the M2 bridge still need to be dealt with. The potholes on the motorway bridge had been filled. Gary Gibbs had still not returned as the local highway steward

Fly tipping:- 3 small piles of rubbish had been dumped on Water Lane, and Abbots Hill**. Action: The Chairman intends to report the rubbish.**

Street Lighting: -EDF:-4 new invoices cancelling the last 4 had been received, in addition to 4 credit notes. A chasing letter had been received for £2,100. The Chairman had already been in contact with EDF about the billing issues and would follow up in light of the most recent amended bills received.

Repairs to column F outside Green Leas and D on the Brogdale Road have been carried out, a lantern had been replaced on the former and the bowl from column F had been put into the latter.

NatWest-online banking:- A change in the bank mandate continues to be a work in progress.

Allotments: - A resident had requested repainting of the white line across the entrance of the allotment track on Water Lane and the resident's driveway. Swale BC had quoted the cost as £170.00. The Chairman had met the resident and agreed PC would be prepared to split the cost with the resident as a one-off. The resident had also raised the issue of the trees and other foliage growing on the allotment track verges and the school grounds. The Chairman agreed which foliage the resident would cut and which foliage the PC would deal with. The Chairman agreed with the resident that the resident would deal with the school or KCC about the trees and foliage on the school grounds.

SpeedWatch:- One session had taken place, 12 out of 94 vehicles had been caught speeding, this is a decrease. two more sessions are planned for this week. Two more volunteers had joined the team.

Norman's Wood:-The black cable which has fallen down needs attending to, but is not considered a hazard requiring urgent attention.

Kent Downs National Landscape boundary review:- The PC awaits further updates.

Hill Top Farm: Paul Casey had responded unsatisfactorily to previous emails asking for updates on enforcement action and timescales. The PC is still considering 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 or getting media involvement.

Woodhill Weddings:- No further events had been reported to the PC. The PC noted that there are external garden lights spread across the site.

The Land South of London Road planning application 25/504039/OUT: -The application is going before the planning committee this week. Cllr C Elworthy will attend to speak on behalf of the PC.

The conifer tree on the Forstal:- There had been no objections from the Swale Tree Officer to the TPO consent. Work has been put back but will be starting soon.

Precept error: Swale BC had corrected the error affecting some residents.

E Bikes:-There continue to be no further reports. Riders on quad bikes had been seen in the parish.

New Payroll contract:- The Chairman signed the contract.

The waste bin on the Allotments:- The bin had not overflowed recently.

4 Green Leas: - Work had been carried out in the overgrown garden.

126/26 Highway Improvement Plan

Mr Herrington had submitted his concerns in writing to the PC before the meeting. The PC noted his concerns and points and would take them into account when a meeting is held with Aprille Hall. Mr Herrington again spoke of speeding vehicles along Porters Lane and was urged to log details of offending vehicles. The Chairman suggested that commercial vehicles using the lane in breach of the width restriction could be reported by Mr Herrington to the owner based on signage on the vehicle.

The PC has to consider the demands for highway improvements in the whole parish as well as financial constraints and other matters when looking as what improvements can be taken forward when revising the HIP.

127/26 Parish Councillor Vacancies

There continue to be councillor vacancies. The parish council seeks candidates who have shown interest and who can demonstrate ongoing commitment. Mr Herrington expressed interest again in becoming a councillor but acknowledged that he did not have sufficient time to undertake the role.

128/26 Planning

Applications for consideration: none to consider.

Planning applications pending:

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

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.

26/501791/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.

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. Called to planning committee on 8.10.26

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. Returning to planning committee 8.10.2026.

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:

26/502534/FULL 1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN Installation of an air conditioning unit to the rear of the Garden Room. Permitted.

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. Permitted.

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. Permitted.

26/503259/FULL. Hillside Box Lane Painters Forstal Kent ME13 0RU . Erection of a single storey rear extension Approved.

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. Permitted.

26/502977/TCA Land Opp. White Timbers Painters Forstal Road Ospringe Kent ME13 0DU.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. No objections.

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

129/26 Finance

Payments for Approval: -
Chq no 1755 To Ospringe Church for room rent for September meeting £20.00
Chq no 1756 To Streetlights Ltd for 3rd quarter street lighting maintenance contract £268.99
Chq no 1757 To Streetlights Ltd for repairs to columns F and D £450.00
Chq no 1758 To Dr P Moskovits £80.00
Chq no 1759 To K Lockwood pay increase backdated to 1st of April 2026 £244.80

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 £24.58 for period of 1st of August – 1st September 2026, £28.54 for period 1st September – 1st October 2026.

Receipts: £7,750.00 - 2nd instalment of the Precept.

Allotment Account
Payments for Approval:-
Chq no 0436 To MR FIX IT for grass cutting and strimming for September £220.00
Chq no 0437 St John's College Cambridge for allotment rent 7/04/26-11/10/26 £850.00

Receipts: None to report

The PC unanimously agreed to move the Clerk on to pay scale 11, backdated to 1st of April 2026, and to pay the Clerk the revised hourly rate for that scale recommended by the NALC Pay Agreement 2026/27 also backdated to 1st April 2026 (the NALC Pay Agreement 2026/27 having only just been published). It was also agreed to backdate an increase in the hourly rate on the previous pay point 10 to accord with the NALC Award for 1st of April 2025 – to 31st March 2026 as the NALC Pay Agreement 2025/26 had been overlooked and the Clerk's hourly rate had not been increased as recommended.

130/26 Conclusion of Audit – AGAR

The notice of Conclusion of Audit for 2025/26 had been posted on the website and on the noticeboard. The audited AGAR and Auditors certificate had been posted on the website. The PC noted that the External Auditors had been satisfied with the documents sent and no further action was needed by the PC.

131/26 Correspondence

Email from KALC SAC – RE CCTV **– Action: The Clerk to respond saying that the PC does not intend to install CCTV at this current time.**

The PC noted emails sent about continued unauthorised work at Martlesham Cottage and at Hill Top Farm.

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

132/26 Members' reports.

Cllr A Bowles reported that the KALC Executive is scheduled for 10th of October.

Cllr A Bowles also reported that the first strategic area committee meeting was held on 28th September. Despite the pause in LGR the committees would still replicate the previously proposed arrangement of 4 unitary councils. The committees would look to pass issues on, however the 3 areas (Swale, Ashford and Folkestone and Hythe) had very different concerns. Another meeting date would be confirmed.

The Swale KALC meeting was on 21st of September.

133/26 Any other business. There was none.

Meeting ended at 9.12pm.

Next meeting: Wednesday 4th of November.