

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 8th January 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 7.34 pm.

Present:

A Keel – Chairman
C Elworthy
R Simmons
A Bowles

K Lockwood – Clerk

Apologies:

B Flynn- abroad – approved.
Cllr Rich Lehmann
Cllr T Thompson.
PC Chittim

001/25 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.

002/25 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.

003/25 Public Participation

There were 3 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 member of the public stated that the build costs had significantly increased since the conversion of the first barn, and it is financially not viable to convert to just one dwelling.

The Chair asked the applicant to talk through the car parking and vehicle turning space, as this was not clear from the drawings on the portal. The applicant stated that there would be an 8-bay garage, and there was enough turning space. The applicant stated that the turning space had never been queried before and parking had never previously been raised as a concern.

The Chair asked the applicant where the approved parking was for barn 1 (now converted and inhabited). The applicant stated that it was in the courtyard as per the previous request of the planning officer.

The applicant stated that access to the site from the road had been redesigned. It was noted from the previous application that there was another access on to the applicant's land. The applicant stated that this had been blocked off as per the terms of a previous permission.

The applicant stated that the height of the barn following reconstruction would be about 6 inches higher to allow for the build-up of insulation and other necessary constructional details.

There was concern that the window on the 1st floor of the granary overlooks the farmhouse. The applicant stated that this is an existing window. There is potential for it to be frosted.

The applicant left the meeting at 8.01 pm.

Another member of the public thanked the Chair for proposing a site visit to the Brogdale Farm site in relation to the current outline planning application. The Chair reported that the visit had been fairly conducted and the inspection of the site had been thorough. Amongst other things, the PC is concerned that the traffic statistics stated and used in the planning application are not a true reflection of the actual traffic numbers.

There is also concern as to how the new industrial units if granted permission could be limited to use for purposes aligned to Brogdale's purposes, as well as control the days and hours of use. Usage and hours have not in the past been enforced by Swale and have been the subject of much complaint over a long period. The member of the public was supportive of maintaining the agricultural aspect of the area and the natural habitat. The member of the public left 8.20 pm

004/25 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 4th December 2024.

005/25 Matters arising

Locations affected by speeding traffic: - The locations that residents had highlighted as dangerous due to traffic could be included in future iterations of the HIP as possible schemes. Funding and priority versus other highway improvements would need to be factored in.

Syndale Park planning application: -Unfortunately, the parish council had still not heard from Mr Silverstone.

Lighting: - The Chairman had contacted UtilityAid about alternative energy contracts to replace the existing EDF contract.

The light adjacent to 2 Brogdale Bungalows on the Brogdale Road and one of the lights overlooking the playground are flickering and need attending to. The company who had replaced the light previously on the Brogdale Road has gone out of business. Details of two alternative companies had been passed on from Dunkirk PC. There is another company which deals with highway lighting and the Chairman will approach them.

HugoFox: No further updates.

Highways:-The overgrowing vegetation on the footpath leading up to the motorway bridge on Brogdale Road and the overhanging hedge encroaching on the highway outside Coldstream Cottage would be monitored.

Cllr R Simmons reported there had been complaints that part of the footpath from Perry Court to the Brogdale Road had not been tarmacked and was very muddy. It was noted that the section of footpath being complained about was part of the original route and had never previously been tarmacked – it is only the section running from Brogdale Road north-eastwards across Perry Court from opposite the bridleway which had been made into a 2m tarmacked path.

There is surface water from a SEW waterpipe leak close to the entrance to Lorenden Park where accidents had previously occurred due to the water turning to ice. At the parish council's request Gary Gibbs had put warning signs at the location. Again on request, KHS agreed to salt the area on a temporary basis and fill up the salt bin.

Pot holes – more potholes have been marked up for repair. The pothole at the bottom of Plumford Lane, near the junction had been reported previously but is not deemed sufficiently hazardous to be repaired.

The rubble dumped adjacent to the M2 motorway bridge on Brogdale Road has been reported several

times and is still an issue. Cllr C Elworthy had chased this up.

The PC would be continuing to liaise with KHS and National Highways about the Brogdale Road, Vicarage Lane, and Painters Forstal Road bridge closures. The PC noted that there are already some diversion signs for the Painters Forstal Road M2 bridge closure.

Allotments:-No further updates.

Lorry Watch:- No updates.

Standing Orders:- Further amendments are required.

Playground:- Nothing further to report.

SpeedWatch:- Restricted daylight hours and weather conditions had made sessions difficult. However, a session had been carried out the previous day along the Brogdale Road to coincide with the day of the site meeting and to provide further traffic data.

Bins:- No further incidents reported.

Remote meetings:- item deferred.

D Day 80:- A follow-up letter to the Chair of PFCA had been sent and a reply received that it would be considered at PFCA's January trustee meeting.

006/25 Highway Improvement Plan (HIP)

The PC awaits the quote for the speed restriction works.

007/25 Community Hall Funding

The cheque from the PC regarding the car park works and other work had been hand-delivered to the Chair of PFCA's house.

008/25 Norman's Wood

A land agent contact had provided a figure for the acreage value of woodland in the area which the PC agreed to use to estimate the value of Norman's Wood based on its acreage.

The PC noted that an individual had been seen illegally chopping down trees locally for their own use.

009/25 VE -Day 80

Item was deferred.

010/25 Parish Councillor Vacancies

There continue to be councillor vacancies.

011/25 Planning

Applications for consideration:

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. We are keen to ensure that applications for development in the parish accord with both national policy as well as local plans, and the same applies to this application.

We remain unconvinced that policy DM3 was incorrectly applied to the previous application as was stated in the current planning design and access statement. For example, an appropriate commercial

use is not necessarily incompatible with the location and setting of the property. We considered the design to be more sympathetic to its location in the National Landscape than the previous application but the colour of the cladding to be too stark.

We are supportive of the comments of Mrs Woods, who has expressed concerns about the application including the overlooking of her garden, and direct views into some rooms in her property, resulting in a reduction in privacy.

24/505107/SUB Arbory Water Lane Ospringe Kent ME13 8TX. Submission of details pursuant to conditions 3 - Window and Door Details and 5 - Fascia Board, Subject to 24/502978/FULL. No objections.

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. Response would be made at the next meeting following receipt of further details regarding parking etc.

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. Response would be made at the next meeting following receipt of further details regarding parking etc.

Planning applications pending:

24/504877/FULL 1 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.

24/504388/SUB Whitehill Cottage Brogdale Road Faversham Kent ME13 0DN Submission of details pursuant to condition 4- roof tiles), 5- (roof light) subject to 22/503176/FULL.

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/OUT 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/OUT 1 Broomhill Cottages Hansletts Lane Ospringe Faversham Kent ME13 ORS. 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 OEF. 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 OSF 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:

24/504199/FULL 11 Bayfield Painters Forstal Kent ME13 OEF Section 73 - Application for Variation of condition 3 (materials - to allow change from white weatherboard to render) pursuant to application 22/502522/FULL for Demolition of existing outbuilding, and erection of a detached two bedroom dwelling with associated access and driveway as amended by drawing No. 753-04. Permitted.

Action: The Clerk to write to the planning officer to follow up about the bricks which the PC in their previous response believed had not been approved.

Planning Inspectorate appeals:

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 OS 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.

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.

Hill Top Farm:- Paul Casey had confirmed that enforcement action is being progressed.

Kennaways:- Planning enforcement appears not to view the works on the site to be a problem requiring enforcement action.

The PC continues to await Cllr Terry Thompson's response about the outcome of his representation to Swale about the lack of timely action taken by planning enforcement on unauthorised development.

The Retreat:-The PC has been informed that a 3rd mobile home arrived on the site. This was reported to Swale BC to check and follow-up if necessary.

The PC awaits the date of the local elections.

012/25 The Budget 2025 26 and Precept

The PC reviewed and discussed the proposed budget for 2025-26 and made some minor adjustments to the previous draft. After the adjustments had been made the budget was finalised and the **PC unanimously resolved to adopt the budget**. The PC acknowledged that reserves would be used to limit the amount of the precept, and the PC took heed of what the likely impact would be on its reserves. The budget does not include any VAT which can be reclaimed in the year or any expenditure in regard to the defibrillator. Given other demands on funds, no specific provision was made for a noticeboard although it was still an objective of the PC to install one in the centre of the village.

The PC unanimously resolved the Precept at £14,000 for 2025 -26.

013/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1673 To Ospringe Church for room rent for January meeting £20.00

Chq no 1674 To K Lockwood for stationary £7.06

Direct debit to Hugofox Limited £11.99 for website service

Allotment Account

Payments for Approval:-

None to report

Receipts: None to report

EDF bills:-Nothing to report

Budget variances

Less spent on Clerk

Less spent on Audit as OPC decided not to undertake External Audit

More spent on EDF bills

More spent on Insurance premium for the year

Items not in budget.

More spent on defibrillator than anticipated but costs covered by grant funding

Unbudgeted expenditure on TRO

A bank reconciliation as at 3rd December 2024 and budget monitoring document had been circulated before the meeting.

014/25 Litterpick

22nd of March was the date agreed.

015/25 Correspondence

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

Email from Bensted's Charity – noted.

The Chairman had had a Teams meeting with KHS about the Brogdale Road, Painters Forstal Road, and A251 closures, and would circulate the email again about the meeting.

016/25 Meeting dates for 2025 – 26

All were agreed. The July meeting was set for 9th of July.

017/25 Members' reports

Cllr R Simmons reported that the Christmas tree festival was successful.

018/25 Any other business

There was none.

Meeting ended at 10.18 pm. Next meeting: 5th February 2025