

# Ospringe Parish Council

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The Parish Council meeting was held on Wednesday 6<sup>th</sup> November 2024 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 7.32 pm.

## Present:

A Keel – Chairman  
B Flynn  
R Simmons  
C Elworthy  
A Bowles

Cllr T Thompson.

K Lockwood – Clerk

## Apologies:

Cllr R Lehmann.  
PC Chittim

## 154/24 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.

## 155/24 Covid 19 Precautions

It was agreed that due 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.

## 156/24 Public Participation

One member of the public addressed the PC. They reported that the Duchy planning application had been discussed at a Faversham Society meeting in October, and had been supported by a majority of two, and the member of the public intends to put forward a paper to the PC at the January meeting regarding this and other issues.

The member of the public had written to the East Malling Trust about the Brogdale planning applications and is waiting for a response. The lack of response had led them to contact the Charity Commission. The member of the public also said that a planning consultant had stated that it could be argued that particularly in relation to the Duchy development that its impact on local roads does not accord with the NPPF.

The member of the public enquired as to when width restrictions and speed limits would be in place and the Chairman explained the current position – namely that the PC are waiting for the final costings for the speed and width restrictions, which will be provided by KHS once the schemes have been designed by them. Costs are likely to be known in the new year.

The member of the public left at 7.42 pm

## 157/24 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 2<sup>nd</sup> October 2024.

## 158/24 Matters arising

Locations affected by speeding traffic:-The Chairman would meet the resident who had addressed the PC at a previous meeting about their concerns about speeding traffic causing some locations/footpaths in the parish to be dangerous.

Syndale Park planning application: -The parish council notes the lack of response from Mr Silverstone.

Lighting: - Cllr C Elworthy to send the latest energy bill to his utility provider to see whether they can offer a competitive price.

HugoFox: Cllr B Flynn reported that the PC's second choice of domain name had been accepted by HugoFox and is awaiting further communication.

Highways and road closures:-Gary Gibbs had reported that the overhanging hedge outside Coldstream cottage was outside of the highway. He had served a highway notice for an overhanging hedge on Painters Forstal Road. Gary Gibbs had not been able to see the roundel reported to be obscured by vegetation. Cllr B Flynn reported that the 30-mph sign coming from the Eastling road had been spun round. Cllr R Simmons reported that there were potholes near the houses on Plumford Lane. East Kent Streetworks had sent notification that the M2 bridges on the Brogdale Road and Painters Forstal Road would be closed for up to five weeks each. The Chairman is pressing for a meeting to be arranged with KHS and National Highways to discuss the closures.

The rubble sited adjacent to the M2 motorway bridge has been reported several times and is still an issue.

Cllr R Simmons reported that 15 bags of rubbish on Vicarage Lane that had been reported have been removed.

Cllr C Elworthy reported that builder's rubbish in the dip on Badgins Wood Road towards Wilgate Green was still there despite reporting it.

Allotments:-There are a couple of vacant plots. Some plots have been left to get untidy. The track repairs are a work in progress.

Lorry Watch:-Cllr C Elworthy will follow up.

Standing Orders:-Copies of the amended version would be printed. It would be an agenda item at the next meeting.

Playground:-Following the RoSPA report – the safety matting is being looked at. This is a work in progress.

SpeedWatch:-Cllr C Elworthy reported that there had been one session since the last meeting.

Bins:- Cllr C Elworthy reported that there had been many comments on social media about a domestic bin overflowing with clinical waste from a household in the parish. The Chairman was aware of the incident and is monitoring the situation.

KALC AGM:- Cllr A Bowles will attend.

## 159/24 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

## 160/24 Highway Improvement Plan (HIP)

The grant of £1,500 from Cllr Rich Lehmann had been transferred to KHS. The PC awaits the overall costs

for the highways work which will be dependent on the design.

#### 161/24 Norman's Wood

Nothing further to report.

#### 162/24 Community Hall Funding

The PC had received correspondence from PFCA stating that the PC would not be receiving half the profits from the D-Day event. This is contrary to the PC's understanding and written documentation of meetings and emails between the Chairman and PFCA's event organiser in which the agreement to share losses and profits equally was confirmed.

Cllr B Flynn pointed out that the PC's share of the profits earned from the event was in effect public funds and proposed that in light of the situation half the profits (equating to £309.97) from the D-Day event be deducted from the cost of the car park work which the PC is helping to fund by way of the purchase of materials. The previously agreed limit would be kept minus the £309.97.

The resolution was proposed by Cllr B Flynn and seconded by Cllr A Bowles and universally accepted to protect taxpayers' money.

The PC understands that PFCA are holding a trustees meeting and speculated that a misunderstanding among PFCA trustees may have occurred about sharing any profits from the D-Day event with the PC and awaits an update from PFCA as to its position in regard to money raised from the event, leading to a resolution of the situation.

#### 163/24 Defibrillator

Two grants had been received towards the purchase of the defibrillator. The Chairman is considering a number of different defibrillators and cabinets, and different suppliers. The PC agreed to go with the most suitable. A subscription from local businesses to help support the costs of maintaining the machine would be looked into at a future date.

#### 164/24 D Day 80 & VE Day 80

VE Day 80:- This would be considered at the next meeting.

D -Day 80:- This item was dealt with under Community Hall funding.

#### 165/24 Swale BC Call for sites

The PC would review this.

The PC understands that 4,000 homes are earmarked for Faversham. Cllr T Thompson stated that this figure would be clarified at the next planning meeting.

#### 166/24 Planning

Applications for consideration:

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.

We note that this application is very similar to the application made in 2019 upon which we commented at the time. Given the similarity, the comments we made at that time are still pertinent. However, we also are aware that environmental and biodiversity requirements have been strengthened since 2019 and the application should therefore be tested against these strengthened requirements. Pressure on the road network and in particular Water Lane and the A2/Water Lane junction has also increased and is a factor to be taken into account.

24/500654/OUT 1 Broomhill Cottages Hansletts Lane Ospringe. Notification of Appeal Lodged with the Planning Inspectorate Proposal: 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. The PC notes the appeal and awaits further developments.

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.

We have no objections. We do not think that the colour of the bricks has been approved, we refer to our previous comments.

Cllr Terry Thompson stated that Swale BC would be moving forward with an environmental policy above the national standard required for houses.

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.

The slight change of description and slightly amended plan do not change the parish council's views on this application.

24/503144/Full Coombe Cottage Eastling Road Painters Forstal Kent ME13 ODU Erection of a single storey gym building with solar panels to southwest roof slope for ancillary use to the main dwelling. We are still concerned about the height of the apex of the building.

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.

We maintain our previous views.

24/504388/SUB Whitehill Cottage Brogdale Road Faversham Kent ME13 ODN Submission of details pursuant to condition 4- roof tiles), 5- (roof light) subject to 22/503176/FULL. We have no objections.

Planning applications pending:

24/503111/SUB Willow Farm Hansletts Lane Ospringe Kent ME13 ORS Submission of details pursuant to condition 12 (Surface Water Drainage Details) subject to application number 19/502484/FULL.

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.

20/505877 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

24/501341/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:

24/503475/TCA Lorenden Preparatory School Painters Forstal Road Ospringe Kent ME13 0EN.Conservation Area Notification: To fell and remove one Leylandi tree (T1) due to declining health and snapped tops. No objections.

24/503146/FULL Coombe Cottage Eastling Road Painters Forstal Kent ME13 0DU Loft extension and conversion including new balcony to south elevation, 6no. rooflights and solar panels. Approved. Noted by the PC.

24/502978/FULL Arbory Water Lane Ospringe Kent ME13 8TX. Erection of a front porch. Permitted

24/503326/FULL Kennaways Stalisfield Road Ospringe Kent ME13 0HA. Two-storey side extension to the south elevation and first floor rear extension to the west elevation, with addition of new porch and alterations to fenestration, following demolition of an existing outbuilding and the partial demolition of the existing dwelling. The creation of an open-air swimming pool and erection of entrance gates. Amended plan and description 3.09.24 additional information received - 23.08.24. Refused.

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. Notification of Appeal Lodged with the Planning Inspectorate Proposal: 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. Appeal due to Swale BC's failure to determine the application within the time limit.

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

The PC notes that the Brogdale Farm outline application is still in progress.

The PC will email the planning officer about the Brogdale Farm visitor centre application stating that it adheres to its earlier comments and that the PC is still unhappy about the proposals.

The PC brought to Cllr T Thompson's attention the lack of enforcement action by Swale BC specifically regarding the G and T sites in the parish and the approach taken to unauthorised work at the Kennaways site. Cllr B Flynn asked Cllr T Thompson to make representations on behalf of OPC to Swale BC's planning enforcement. Cllr Terry Thompson agreed to report back either via email or at the next meeting on what representations he made, and the response received from the enforcement officer.

#### 167/24 Finance

Payments for Approval: -

OPC Current Account

Chq no 1667 To Ospringle Church for November parish council meeting £20.00

Chq no 1664 To A Keel for legal fees in relation to the purchase of Norman's Wood £627.00

Direct debit monthly website subscription to HugoFox £11.99

EDF bills: 1 Jul -30 September 2024 £620.99 including VAT.

Receipts:

2<sup>nd</sup> instalment for lighting grant £357.50 and Precept £5,507.50

Payments for Approval:-

Allotment Account

Chq no 0424 To St John's Collage for Allotment rent £850.00

Receipts: None to report

A bank reconciliation as at 3<sup>rd</sup> of October 2024 and budget monitoring document had been circulated before the meeting. Variances against the budget had been noted at a previous meeting.

#### 168/24 Correspondence

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

Email from Oare clerk regarding Swale BC's removal of bins-noted

Email from Swale BC about Faversham Neighbourhood Plan referendum– noted

Email from NALC including remote meetings-noted – **Action: The Clerk to write and say that the PC endorses remote meetings.**

Email from P Mulcahy asking if the PC would be interested in a Christmas Tree for the Christmas festival-noted.

#### 169/24 Members' reports

Cllrs R Simmons reported the chiming church clock and that the Friends of Ospringle Church AGM had taken place, the purchase of a new noticeboard had been discussed.

Cllr A Bowles had attended the standards training but had not been able to attend the planning training. Cllr A Bowles would be attending the next Swale area KALC meeting.

#### 170/24 Any other business

Cllr A Bowles noted the proposed boundary review referring to ward boundaries. Cllr Terry Thompson would ask Cllr Baldock about the matter.

Meeting ended at 9.28 pm

Next meeting: 4<sup>th</sup>December 2024

