

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 17th July 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 meeting commenced at 7.31 pm.

Present:

A Keel – Chairman

B Flynn

R Simmons

A Bowles

C Elworthy

K Lockwood – Clerk

Apologies:

Cllr R Lehmann. PC Morris.

The parish council noted that the district councillor had again not sent apologies.

103/24 Covid 19 Precautions

It was agreed that due to the small number of people at the meeting masks would not be worn. Mask wearing would continue to be reviewed on a month-by-month basis and set as an agenda item.

104/24 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.

105/24 Syndale Park development proposals presentation

Geri Silverstone introduced himself to the parish council as the CEO of Silverstone Communications a consultancy firm that aims to bring people together to find solutions when controversial sites are involved. An associate was also in attendance as notetaker. The consultancy had been brought in by the applicant of the care home planning application after recognition that previously their approach had not been the best one, and that the applicant wanted to work with people to find solutions that would benefit everyone. The objections made previously by the parish council had been reviewed. The CEO questioned the parish council to understand the parish council's position better.

The Mr Silverstone wanted to understand whether if the objections were resolved whether the PC's position would be altered and what would "benefit to the community" look like to the PC

The Chairman directed the CEO to the planning officer's report, for the points that the planning officer needed to consider for example the sensitivity and constraints of the site considering the large-scale development, concern for the trees, its Conservation Area status in the AONB, access to the A2.

The Chairman stated that they should read the planning officer's report for reasons for refusal of the application which would also show the basis of OPC's objections, and that the PC had been hoping for more information to be forthcoming in this presentation.

The Mr Silverstone enquired as to whether there was a feeling of mistrust as there was a lack of knowledge about the applicant and stated that the applicant was Mr Zeig of Reavant Homes. Mr Silverstone also wanted to know how the client should engage with the PC. The PC said it would like

to understand more about the people behind the proposals in this long-standing application, as the PC finds it difficult to see how the application fits in with the site as a whole; the other uses, the location in a conservation area, ancient woodland etc. The site is the location of mixed landholdings/businesses and the parish council would like to understand how the applicant would achieve what they are looking to achieve given the disparate landholdings and businesses on and around the site, as well as the other constraints.

The Mr Silverstone agreed to feed this back and agreed that any relationship would need to be built on trust and transparency. He would give further details of the applicant to the parish council.

Cllr A Bowles enquired whether the applicant or Silverstone Communications had been involved with other applications in Swale.

Mr Silverstone confirmed his involvement in another scheme in Swale and said he would find out and come back to the PC with more information about the applicant for the care home.

The Chairman thanked the CEO for attending.

Mr Silverstone and the notetaker left at 7.57 pm

106/24 Public Participation

The Chairman of PFCA addressed the parish council with some points from PFCA which they had been asked to follow up on.

- The brown highway direction signs had been brought up a while ago with Cllr Rich Lehmann but no update had been received. The Chairman stated this had been left with Cllr Lehmann and that he would email Cllr Rich Lehmann to follow up
- The district councillor had promised some financial support for the drop kerb, highways had been out to look at it but there had been confusion with the application process and despite having written to the district councillor and Cllr Rich Lehmann PFCA are unsure as to where they stand with the promised financial support.
- An update on a noticeboard in the village for parish council information was requested.

The Chairman stated that the parish council has considerable demands on finances at the present time but it is a potential future item of expenditure.

- More information was requested about the plan for Norman's Wood. There is a local environmental group which looks for local ecological projects which may be interested in helping to look after the area.

The Chairman stated that the parish council is in the process of acquiring the wood. There is a footpath through the wood which the public could continue to use and the parish council would manage the wood.

- PFCA wanted to draw the parish council's attention to illegal car selling businesses operating in the parish.

The Chairman asked for an update on the fencing project. The Chairman of PFCA thanked the PC for their support. Unfortunately, due to an incident the work had been delayed. Lorenden School had agreed that for a fee, cars could use their land for overspill car parking for large events. The Chairman of PFCA left at 8.19 pm.

107/24 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 5th June 2024.

108/24 Matters arising

Lighting: - The light on the Brogdale Road had been fixed. The contractor that had carried out the work had not yet come back with the price for a lighting maintenance contract. Another EDF bill had been received. The Chairman would contact Jeff Tutt about an alternative energy supplier.

D Day 80-6th June 2024:- The Chairman thanked Cllr C Elworthy on doing an excellent job at the event which was a success. The PC will see whether PFCA wants to participate in the VE Day 80 next year.

Norman's Wood: -The Chairman had spoken to one of the current neighbours. Three fences had been identified, one of which is the boundary line. It is noted that the PC's insurance premium would more than likely be affected by the purchase of the wood.

Defibrillator:-The application to the Queenborough Fishery Trust for £600 had been successful. A Community Infrastructure Grant application had been made.

HugoFox:-Cllr B Flynn would continue to investigate a uk.gov domain name and follow up on the HugoFox technical issue with uploading documents.

Highway Improvement Plan (HIP):- The draft TROs had been issued. There had been supportive comments and a couple of objections. The PC acknowledged supportive comments and the objections and would feedback to Jennie Watson of KHS on the objections raised.

Highways and road closures:-Some potholes have been filled, some still need doing. The Chairman and Cllr C Elworthy had attended a meeting with KHS and the contractors and SGN about the A251 closure. The latest email from KCC envisages that Porters and Plumford Lanes will be closed.

109/24 Community Hall Funding

This had been dealt with earlier in the meeting.

110/24 Norman's Wood

This item had been brought up under Matters Arising

111/24 Highway Improvement Plan (HIP)

This had been dealt with under matters arising

Allotments:-T Hoile has been keeping the grass in order. The paddock had been cut. The sheep grazers had given up their licence. There some vacant allotments.

112/24 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

113/24 VE Day 80

The PC would register for this event.

114/24 Planning

Applications for consideration:

24/501977/FULL Coombe Cottage Eastling Road Painters Forstal Kent ME13 ODU. Proposed outbuilding ancillary to dwelling house. We have a slight concern that the ridge height of 4 metres would make the proposed building obtrusive when viewed from neighbouring properties.

We would like to see the building positioned so that there is sufficient turning room within the curtilage

for vehicles to enter and exit in forward gear given that the Eastling Road is quite a busy road and visibility at this point is not ideal especially of traffic approaching from the Faversham direction.

24/502362/FULL Kennaways Stalisfield Road Ospringe Kent ME13 OHA Erection of two-storey extensions to the front (east), rear (west) and side (south) elevations, creation of open-air swimming pool and erection of a 4-bay garage following demolition of 2no. outbuildings. Removal of chimney. We find the proposed extension and scale of the increased building to be overly large. The design and scale are not in keeping with the location of the property within the North Kent Downs National Landscape. Features of the proposed works are also not in keeping with the Ospringe Parish Design Statement. The building would be visible from public viewpoints as the applicant acknowledges. We are also concerned about the potential loss of trees.

Planning applications pending:

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 Plans Received 24/05/24

24/501680/FULL Hansletts Farm Well Lane Ospringe Kent ME13 OSD. Erection of stable, tack room, garden store and tractor cart shed, ancillary to main dwelling.

24/501929/REM Site A Land At Preston Fields Salters Lane Faversham Kent Proposal: 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.

24/500654/OUT1 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.

22/505533/FULL Judds Folly Hotel London Road Ospringe Kent ME13 ORH. Erection of a new ground floor orangery and changes to fenestration. Erection of new mansard roofs to north/front elevation over the new function room and first and second storey extensions to the east wing of the hotel building to provide 9no. new hotel rooms. Creation of 12no. new parking spaces.

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

22/500912/FULL The Meads Farm Elverland Lane Ospringe ME13 0SPSiting of 1no. mobile home for use by gypsy/traveller family (retrospective).

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.

20/505877/OUT Brogdale Farm Brogdale Road Ospringe ME13 8XUOutline planning application for mixed-use development comprising a nursery school, holiday lets and workshop/business units.

SBC decisions:

24/501892/SUB Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 ORS. Submission of details pursuant to conditions 3 (parking), 4 (details of materials), 5 (colour finishes of materials), 7 (construction details for pedestrian walkway), and 15 (lighting details), of application 19/502484/FULL. Approved.

24/501982/SUB Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 ORS. Submission of details pursuant to condition 6 (hard and soft landscaping), of application 19/502484/FULL. Approved.

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.

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

115/24 Finance

Payments for Approval: -

OPC Current Account

Chq no 1655 To Ospringe Church for June council meeting £20.00

Chq no 1656 To Streetlights Ltd for 2nd quarter lighting maintenance contract £248.70

Chq no 1657 To RoSPA for playground inspection and report £108.00

Chq no 1658 To Prime One Maintenance Ltd for repair of defective street lamp £102.00

Late payments.

Receipts:

OPC will be receiving a grant from Queenborough Fishery Trust £600.00

Payments for Approval:-

Allotment Account

Chq no 0420 To Tony Hoile for grass cutting and strimming £440.00

Chq no 0421 To John Sudds for mowing paddock £150.00

Receipts: None to report

The certificate of exemption from external audit for financial year 2023-24 had been sent to the external auditor.

A bank reconciliation as at 3rd June 2024 and budget monitoring document were circulated before the meeting.

Financial Regulations and Standing Orders would be an agenda item for the next meeting. They would be reviewed before the next meeting to see that they continue to be fit for purpose.

116/24 Correspondence

The Clerk had circulated a list of correspondence

The RoSPA report had been received. There were items that were incrementally worse than last year. The roundabout needed work. Quotes would be obtained. The Playground would be an agenda item for September.

A resident had been in contact about flytipping just beyond Scooks Hill. The PC noted the residue rubbish on the motorway bridge on the Brogdale road.

117/24 Members' reports

Cllr C Elworthy reported that the Lorry Watch scheme had been approved and there a couple of Risk Assessment forms to complete.

118/24 Any other business – Cllr A Bowles sent his apologies for the next meeting.

Meeting ended at 9.49 pm

Next meeting: 4th September 2024