

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 1st of April 2026 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 official meeting commenced at 7.35pm

Present:

A Keel – Chairman
R Simmons
A Bowles
C Elworthy
C James

K Lockwood – Clerk

PC Morris

Apologies:

B Flynn – Vice-chairman – other commitments. Approved.

049/26 Covid 19 Precautions

Due to the small number of people at the meeting masks were not worn. Precautions would continue to be reviewed on a month-by-month basis and set as an agenda item.

050/26 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.

051/26 Public Participation

Mr Herrington addressed the PC about his on-going concerns about the traffic issues on Porters Lane. He stated that infrastructure should be in place before developments such as The Duchy development and other local housing developments are built. Any problems on major roads such as the M2, A2 and A251 impacts the traffic numbers on Porters Lane, which is not suitable for high volumes of traffic.

Mr Herrington had spoken to Helen Whately, whom he said had been sympathetic to concerns about traffic issues and air quality. He had also engaged with Bill Harbour to discuss concerns about traffic issues. Mr Herrington urged the PC to engage with Helen Whately at her traffic issue forum and asked what the PC could do to put pressure at a higher level.

The Chairman stated that the PC had acted to reduce the impact of traffic on Porters Lane and other lanes, and that the speed and width restrictions obtained by the Council should reduce traffic flows especially of larger vehicles on Porters Lane and Plumford Lane in the longer term.

The Chairman suggested some ways Mr Herrington could himself take some action about the traffic issues, and encouraged Mr Herrington to become involved in Speedwatch; to work on getting the speed limits and width restrictions changed on the satnav systems; and to report any business traffic such as large delivery vans and other vehicles driving in breach of width restrictions to the owners of those vehicles. Rather than being involved in this way, Mr Herrington felt he wanted to be part of engaging with the traffic issues forum, or as part of a working party to tackle traffic issues.

Addressing Mr Herrington's concerns, the Chairman stated that during roadworks on the A2 and A251 the PC fights to get Porters and Plumford Lane closed where appropriate. The PC was also consistently concerned about the strain developments put on infrastructure, stating this in planning responses to substantial housing developments. The PC had engaged with other local PCs about joint issues. Issues such as ensuring that infrastructure is put in place as a condition of new developments are often governed by higher legislation, and so what parish councils can do about this is limited. The Council had also sought and obtained the speed and width restrictions.

052/26 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 4th of March 2026.

053/26 Matters arising

Swale Borough Council's Community Governance Review:-Stage 2 of the consultation opens shortly.

Swale Borough Council's Local Plan Review and Reg 18 consultation:-The PC awaits further developments.

Highways and road closures:- The potholes on the Brogdale Road M2 motorway bridge have been badly filled.

There are still potholes on Plumford Lane that need attention, however the big ones have been filled. The Chairman would contact Gary Gibbs about the potholes needing attention.

At the A2/Brogdale Road Junction the warning signs of road closure ahead again lacked details. The PC continues to liaise with Ashley Bailey at KHS, to try to ensure that signage for future closures is clearer. One of the problems is caused by the differentiation in regulations between emergency and programmed works in the public highway, with utility companies and the like having more leeway for carrying out what are deemed "emergency" work, with KHS having less control over signage etc.

Fly tipping:-Cllr C Elworthy had reported 2 incidences of fly tipping on Plumford Lane to the Rural Task Force. Two cases of fly tipping have occurred on Vicarage Lane.

Playground:- The Chairman had again been in contact with the contractor favoured by Swale BC, who had not been able to reduce the price from the quote of £11,800, and who in any case would not be able to start until June or July.

The other contractor that had been approached who had just taken over an existing business had quoted c£10,000 plus VAT.

A third quote had not as yet been obtained from another contractor the Chairman had recently met on site .

The scheduled meeting with the Tree Officer to discuss work on the tree roots might need to be rescheduled until the PC had made further progress with the quote for the playground.

Lighting: -The PC noted the email about the increase in the maintenance contract fee from Ken Bonner . Utility Aid had presented a 36 month contract with Ecotricity to the PC. The council would prefer to commit to no more than a two-year term. The Chairman would try and approach Ecotricity directly for a price.

The PC had received 2 bills, 1 for each of July and August, totalling around £500 from EDF in respect of electricity supply charges, much higher than expected. The PC would consider cancelling the direct

debit given the total lack of response from EDF.

The member of the public left the meeting. 8.25 pm.

NatWest-online banking:- Cllrs R Simmons and A Keel had gone to NatWest to set up online banking. They await email confirmations of it being set up. Cllrs B Flynn, C Elworthy, C James and A Bowles would be added to the bank mandate.

Allotments:- The Allotment rent letters would be sent out soon. Five new allotment agreements to be sent out.

The Chairman had met on site with the owners of the properties where the yew tree branches are overhanging the paddock and the sheep owners who are seeking to graze their sheep on the paddock. The owners of the properties agreed to the trimming back of the yew trees. A short term grazing licence would be offered for use of the paddock for grazing sheep.

SpeedWatch:- 5 sessions had been carried out since the last meeting.

Norman's Wood:- Finding someone to write a woodland management plan continues to be a work in progress for Cllr C Elworthy.

The Duchy development:- The PC noted that the application had been granted.

Kent Downs National Landscape boundary review:- No further reports.

Litterpick:- The event had been successful, with a fair number of the roads in the parish being covered. Twenty-five bags of rubbish had been collected. Swale's contractors were slow to pick the bags up.

The PC noted that parents have been reported using the allotment track and car park when collecting and picking up their children from Ospringe School. The Chairman was dealing with this in conjunction with the school.

054/26 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.

055/26 Highway Improvement Plan

The speed limit and width restrictions on Porters Lane and elsewhere are still not on satnavs, this requires ongoing work.

A Zoom meeting with Jennie Watson is scheduled for later in April.

056/26 Community Governance Review Consultation -stage 2- noted.

057/26 Planning

Applications for consideration:

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 The PC had reiterated their previous response made on 19th of August 2025 to the Planning Officer to be communicated to the

planning committee.

26/501098/REM Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ Approval 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. No comment.

26/500862/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ Submission of details pursuant to condition 10 -(Materials) 11 -(Boundary Treatments), 14 -(Construction Method Statement) subject to 24/500439/HYBRID. We are concerned about the extent and duration of the road closures proposed in the application to carry out the pavement improvements which will cause extensive and necessary disruption to the roads in the Parish.

We would want to see a condition requiring all construction traffic (including for deliveries or items being taken away, and all personnel engaged in working on the site) accessing the site via Brogdale Road from the north rather than via Brogdale Road from the south, since Porters Lane, Plumford Lane or Vicarage Lane, or any of the narrow country lanes in the Parish are unsuitable for large vehicles or increased levels of traffic.

26/501067/PNMA Abbots Hill Barn Abbots Hill Ospringe Kent ME13 ORR Proposal: Prior notification for the change of use from Commercial, Business and Service (Use Class E) to 1no. dwellinghouse (Use Class C3). For its prior approval to: Transport impacts of the development, particularly to ensure safe site access. Contamination risks in relation to the building. Flooding risks in relation to the building. Impacts of noise from commercial premises on the intended occupiers of the development. Where the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area. The provision of adequate natural light in all habitable rooms of the dwellinghouses. The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; Where the development involves the loss of services provided by a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act. The impact on the local provision of the type of services lost. Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building. No comment made.

Planning applications pending:

26/500692/LBC Queen Court Barns Water Lane Ospringe Kent ME13 8UA Listed building consent to restore / repair and reuse freestanding outbuilding for storage of ground maintenance equipment for ancillary use in association with 22/504036/FULL

25/504941/FULL Painters Farm Caravan And Camping Site Painters Forstal Road Ospringe Kent ME13 0EG Construction of a new access road to the existing farm and caravan site

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

25/504039/OUT Land South Of London Road Ospringe Kent ME13 ORH. 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.

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.

25/501495/OUT Land At Perry Court London Road Faversham Kent ME13 8YA Outline application (with

all matters reserved except access) for up to 100no. dwellings; extra care accommodation; 1.2 hectares of land for commercial, business and service uses (use class E(b), (c)(i,ii,iii), (d), (e), (f), (g) and hot food restaurant for consumption on and off premises including drive through restaurant (use class E(b)/sui generis); electric vehicle charging infrastructure (sui generis); access onto Ashford Road, noise attenuation mitigation, landscaping, open space, drainage and other associated infrastructure.

25/500476/LDCEX Horseshoe Farm, Caravan A Elverland Lane Ospringe Kent ME13 0SL Lawful 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:

26/500075/FULL 1 Plumford Cottages Plumford Lane Ospringe Kent ME13 0DS. Demolition of existing conservatory. Erection of a single storey side and rear extensions including 1no. rooflight. Permitted.

25/504679/LAWPRO Scotts Oast Hansletts Lane Ospringe Kent ME13 0RW Proposal: Lawful Development Certificate for proposed installation of solar panel on garage roof. Permitted.

23/505533/EIHYB Land at South East of Faversham (Duchy of Cornwall). Permitted.

25/503491/REM Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Approval of reserved matters (appearance, layout and scale sought) for erection of 1no. self/custom-build dwelling pursuant to 24/500439/HYBRID. Permitted

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

Hill Top Farm:-Paul Casey had not replied to OPC's communication. The Chairman would contact Mr Casey.

Martlesham Cottage:-The PC had not received a reply from the Clerk of Newnham to the email sent about the works there. The Chairman would follow up.

PC Morris left the meeting at 9.25 pm.

058/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1729 To Ospringe Church for room rent for April meeting £20.00

Chq no 1730 To Swale Borough Council for mowing of areas in the Parish including the Forstal £282.01

Chq no 1731 To K Lockwood for stamps £20.88

Chq no 1732 To KALC for 2026 subscription £315.04

Chq no 1733 To Citizens Advice Swale – donation £50.00 – agreed at the meeting.

Direct debit to Hugofox Limited £11.99 for website service

Direct debit to HugoFox Limited for councillor email £20.99

EDF bills:-

1st -31st Jul 2025 £191.84 including VAT, 1st August -31st August 2025 £522.27 including VAT.

Receipts: £300 Cllr T Thompson's grant.

Allotment Account

Payments for Approval:-

Chq no 0407 To St John's College Allotment rent £850.00

Chq no 0408 To T Hoile for mowing, cutting trees and materials £179.89

Chq no 0409 To Mr A Keel for stationery and stamps for Allotment rent letters and other correspondence £127.00

Receipts: None to report

Lionel Robbins has agreed to be the Internal Auditor for the financial year 2025-26.

059/26 Correspondence

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

Email from Swale BC about the Community Governance Consultation -stage 2. Noted.

Email from Cllr A Bowles from KALC -LGR Follow up. Noted.

WoodHill Weddings – open day. The PC had received no prior notification of this. Action: The Clerk to contact Swale BC about the event.

060/26 Members' reports. There were none.

061/26 Any other business.

2 incidences of anti-social behaviour – quad bikes, details reported at the meeting to PC Morris.

The PC noted that some residents in the parish had been charged Faversham Town council's precept, which had been going on for some time, instead of Ospringe Parish Council's. The Chairman would pursue this.

Meeting ended at 10.03 pm.

Next meeting: Annual Parish meeting (7pm) and Annual Parish Council meeting (8 pm) 6th of May 2026.