

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 4th December 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 7.31 pm.

Present:

A Keel – Chairman
B Flynn
C Elworthy
A Bowles

K Lockwood – Clerk

Apologies:

R Simmons illness – approved.
Cllr T Thompson.
PC Chittim

171/24 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.

172/24 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.

173/24 Public Participation

There was one member of the public in attendance to observe the meeting.

174/24 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 6th November 2024.

175/24 Matters arising

Locations affected by speeding traffic: - The Chairman had met with the resident who had previously expressed concerns about speeding traffic causing some locations/footpaths in the parish to be hazardous, and had been shown the locations and footpaths. The locations have been highlighted to Gary Gibbs who suggested that they could be put forward to KHS as potential schemes.

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

Lighting: - Cllr C Elworthy had been in contact with his utility provider. About the possibility of an alternative energy supplier. UtilityAid had been in contact with the parish council about alternative energy contracts.

One of the lights overlooking the playground is flickering. The lighting maintenance contractor had been informed and Ken Bonner had replied saying an engineer could be sent out. A cost of £350 had been quoted for repair of another light in the parish.

HugoFox: Cllr B Flynn reported that the new domain name was up and running.

Highways:-The Chairman had spoken with Gary Gibbs. The overgrowing vegetation on the footpath leading up to the motorway bridge on Brogdale Road had been pointed out. The overhanging hedge encroaching on the highway outside Coldstream Cottage had been highlighted previously. It was agreed that the repeater sign close to the Brogdale Road M2 bridge on the northern side could be easily made more visible and Gary Gibbs would attend to this. Some pruning of the overhanging vegetation had already been done.

The rubble dumped adjacent to the M2 motorway bridge has been reported several times and is still an issue. **Action: Cllr C Elworthy to chase up its removal.**

Allotments:-There have been no further developments on the points mentioned in the November meeting.

Lorry Watch:- Cllr C Elworthy reported that there were no further updates.

Standing Orders:- Copies of the amended version would be printed.

Playground:- During the Chairman's most recent inspection twigs and smaller branches that had fallen due to the high winds had been removed.

SpeedWatch:- Cllr C Elworthy reported that there had been one session which coincided with a closure of the M2 following an accident, so traffic numbers were higher than normal. Vehicles coming from the Painters Forstal direction were mostly travelling at 30 – 35 mph, speeding vehicles were caught going in the other direction.

Bins:- The Chairman was monitoring the domestic bin which been reported as overflowing with clinical waste. There had been no repeat of the incident.

Remote meetings:-

NALC request for views: **Action: The Clerk to respond**

Email from Swale BC re remote attendance and voting. **Action: The Clerk to contact Swale BC and ask for further information on whether councillor remote attendance counts as being quorate and whether the remote councillor's vote could be counted as a deciding vote.**

176/24 Parish Councillor Vacancies

There continue to be councillor vacancies. The Chairman thanked the member of the public for attending and showing an interest in the parish council.

177/24 Highway Improvement Plan (HIP)

The PC had received an approximate cost from KHS for the 30-mph speed limit works. A quote would follow. The PC awaits the quote for the speed restriction works.

178/24 Norman's Wood

The Chairman had carried out an inspection in the last two weeks – no issues had been noted. There had been an error in regard to the cost of an indemnity policy– the cost would be slightly higher. It was agreed that it would be prudent to take out Indemnity Insurance and the premium and the terms of cover would be looked at.

Regarding the value of the land. Cllr C Elworthy had obtained values from his land agent contact. The parish council agreed to adopt these and would apply these to the acreage of the landholding.

179/24 Community Hall Funding

No response had been received from PFCa following the PC's previous email. It was unanimously agreed that payment of the invoices sent to the parish council by PFCa for the materials for the car parking

surfacing works and other items would be reduced by £309.97 being half of the profit from the D-Day 80 event.

180/24 Defibrillator

The defibrillator and cabinet had been ordered and would be arriving imminently. A local electrician had been approached by the Chairman to install the equipment.

181/24 D Day 80

No response had been received from PFCa following the PC's email regarding the sharing of profits from the event.

182/24 VE -Day 80

Item was deferred.

183/24 Standing Orders

Item was covered under Matters Arising

184/24 Planning

Applications for consideration:

24/504877/FULL1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN. Erection of a single storey rear extension. No objections.

Planning applications pending:

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).

24/504199/FULL 11 Bayfield Painters Forstal Kent ME13 0EF 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

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. 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. The application is going to Planning Committee on 5th December. The Chairman would be attending on behalf of the parish council.

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. Amended and additional plans and documents - 18.10.24

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. The PC awaits the outcome of the Planning Committee meeting.

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:

24/503144/Full Coombe Cottage Eastling Road Painters Forstal Kent ME13 ODU Erection of a single storey gym building with solar panels to south west roof slope for ancillary use to the main dwelling. Permitted.

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. Permitted.

Planning Inspectorate appeals:

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

OSAppeal 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:- The PC awaits a response from Paul Casey about enforcement action.

Kennaways:- Various residents had reported ongoing building works. **Action: The Chairman would write to Paul Casey about the scale of development since the last meeting.**

The PC awaits Cllr Terry Thompson's response about the outcome of his representation to planning enforcement about the lack of action taken on unauthorised development on G and T sites in the parish and at the Kennaways site.

185/24 Finance

Payments for Approval: -

OPC Current Account

Chq no 1668 To Ospringe Church for December parish council meeting £20.00

Chq no 1669 To E Melville for Poppy Crosses £16.00

Chq no 1670 To A Keel for defibrillator £2,020.80

Chq no 1671 To PFCA for car parking materials (agreed at the meeting) £1,423.01

Direct debit monthly website subscription to HugoFox £11.99

Receipts:

£1,400 Swale community fund

Payments for Approval:-

Allotment Account

Chq no 0425 To T Hoile for grass cutting and strimming £160.00

Chq no 0426 To R.E & P.E Jordan for service and repair of mower £359.43

Receipts: None to report

It was unanimously agreed to move the Clerk's pay to pay point 10 and backdated to 1st April 2024., noting that this would still be below the budget figure for 2024/25.

The budget for 2025-26 would be discussed and hopefully approved at the January meeting. Expenditure on the playground and TROs would be amongst the items to be considered. Councillors noted that (as foreseen when the 2024/25 budget had been set) that reserves were being used to fund 2024/25 expenditure, and this would be a factor to take into consideration in the forthcoming budget discussion.

A bank reconciliation as at 1st November 2024 and budget monitoring document had been circulated before the meeting. Variances against the budget had been noted at a previous meeting.

186/24 Correspondence

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

Email from Swale BC draft budget consultation -noted.

Email from PC Chittim – newsletter -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.

187/24 Members' reports

Cllr A Bowles had attended the KALC AGM. There had been some interesting updates on the future of district and borough councils. Attendance had been poor amongst councillors, especially the afternoon session.

188/24 Any other business

There was none.

Meeting ended at 9.31pm

Next meeting: 8th January 2025