

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 2nd April 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 7.32 pm.

Present:

A Keel – Chairman
B Flynn
A Bowles
C James

K Lockwood – Clerk

Apologies:

R Simmons
C Elworthy
Cllr Rich Lehmann
PC Chittim

053/25 Covid 19 Precautions

It was agreed that risk was low due to the small number of people in attendance risk and that it was not necessary to wear masks would not be worn. Mask wearing would continue to be reviewed on a month-by-month basis and set as an agenda item.

054/25 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.

055/25 Public Participation

There were no members of the public in attendance.

056/25 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 5th March 2025.

057/25 Matters arising

Road Closures: -There had been no further news about the A251 closure – the Chairman would follow up as the date of the closure is approaching.

The Chairman had contacted South East Water regarding a water leak on Eastling Road close to the entrance to Lorenden Park where there had been a water leak for some time. The leak was getting worse. Contractors for South East Water had attended and closed the road to carry out repairs. The road closure signage had been misleading and this had been reported to KHS for future reference. The road was still closed and work was ongoing.

Highways:- Gary Gibbs had been away. The Chairman would contact him about the potholes on the Brogdale Road bridge.

The Chairman would follow up about trying to get the junction of Plumford Lane and Whitehill swept.

Allotments:- Rent letters will be sent out imminently.

Lorry Watch:- **Action: Cllr C Elworthy to chase.**

Playground:- The PC had now received two grants towards necessary work on the playground. A third application to Swale Borough Council remains undecided. Quotes for repairs and/or selective replacement of the safety matting were being looked into.

Litterpick:- The event was deemed a success and there were plenty of volunteers.

Defibrillator:- The Chairman reported that regular checks were being carried out on the cabinet and defibrillator. A notice regarding the defibrillator would be put on the website.

Risk Assessment:- The approved amendments had been made.

Parish Lighting:- The existing contractor had quoted £350.00 plus VAT to replace the lantern on the light on the playground if it was done with the repairs to the Brogdale Road light, quoted at £806.25 plus vat. All agreed and **resolved** to go ahead with the work on both lamps.

Electricity supplier:- The PC is still looking for alternative suppliers.

Norman's Wood:- The fallen tree reported had been investigated and there was no issue.

Community Hall Funding:- No further updates.

058/25 VE -Day 80

No further updates.

059/25 Defibrillator

This item had been dealt with under Matters Arising.

060/25 Parish Councillor Vacancies

The parish council is still looking for suitable recruits willing to show the necessary commitment.

061/25 Highway Improvement Plan (HIP)

The PC was disappointed at the increase in the cost of the work, and that the balance of the cost for the two schemes would exceed the £2,000 which the PC had hoped would be what would be needed. The PC had looked at ways to reduce the cost by eg reusing posts and signs but this had not materially reduced the cost. The PC determined that it should proceed with the schemes and **resolved** to pay the revised cost presented by KHS of £2,687. There is however now doubt whether KHS will meet the further increase as a result of rates increasing on 1 April, having previously agreed to do this. The PC is awaiting a discussion with Cllr Lehmann who had reported KHS's agreement to this arrangement.

062/25 Norman's Wood

This item had been covered earlier in the meeting.

063/25 Planning

Applications for consideration:

25/500847/FULL The Old Vicarage Water Lane Ospringe Kent ME13 8XS Erection of single storey rear extension, including associated works consisting demolition of 2no. garden sheds, removal of existing

chimney stack, erection of boundary fence and new potting shed. We do not object to the application. We understand the applicant's desire to extend their property and acknowledge Historic England's view supporting the different design as a welcome 21st century addition. However, we would prefer a less contrasting design to the existing grade II listed building - although the proposed development is not visible from the road and from the south, there are some public observation points from which the development would be seen.

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. Additional information- received 16.05.24. No objections to the revised details.

Planning applications pending:

25/500476/LDCEX Horseshoe Farm, Caravan A Elverland Lane Ospringe Kent ME13 0S Lawful Development Certificate for Existing use of a mobile home as residential dwelling.

Re:25/500848/LBC The Old Vicarage Water Lane Ospringe Kent ME13 8XSListed Building Consent for erection of single storey rear extension, including associated works consisting demolition of 2no. garden sheds, removal of existing chimney stack, erection of boundary fence and new potting shed.

25/500048/FULL The Oaks Well Lane Ospringe Kent ME13 0SDDemolition of existing timber field shelter (retrospective) and erection of new timber outbuilding garden room.

24/505008/FULL3 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.
7.1

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

24/500705/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.

24/500654/OUT1 Broomhill Cottages Hansletts Lane Ospringe Faversham Kent ME13 0RS. 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 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.

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.

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: -

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. 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.

Horseshoe Farm:-The PC awaits further updates.

Hill Top Farm:- The PC are awaiting further enforcement updates.

Preston Park Fields:- The Clerk had sent in a representation to Swale BC in lieu of the PC attending the Planning Committee meeting as invited by Swale.

Kennaways:-Swale Planning Enforcement had reinspected the site and had reported that the unauthorised work would need planning applications.

064/25 The Annual Parish Council Meeting & Annual Parish Meeting

The Clerk would invite community groups to attend the Annual Parish Meeting to start at 7 pm.

065/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1684 To Ospringe Church for room rent for April meeting £20.00

Chq no 1685 To KALC for 2025-26 subscription £355.32

Chq no 1686 To Swale BC for grounds maintenance on behalf of OPC £275.68

Direct debit to Hugofox Limited £11.99 for website service.

Allotment Account

Payments for Approval:-

Chq no 0430 To St Johns College, Cambridge for allotment rent £850.00

Chq no 0431 To A Keel for stationery/stamps for Allotment rent letters £80.00

Receipts: None to report

EDF bills:-Nothing to report

A bank reconciliation as at 3rd of March 2025 had been distributed before the meeting.

066/25 Correspondence

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

Email from NatWest re online statements. Noted.

Email from Lorraine Burke SBC – Message from Chief Executive to Parish Council. Noted.

Email from Lorraine Burke SNC – Message from Chief Executive Final interim Plan. Noted.

067/25 Members' reports

Cllr A Bowles would be attending the KALC Executive meeting.

068/25 Any other business

There was none.

Meeting ended at 8.35pm

Next meeting: 7th May 2025 Annual Parish Meeting 7pm, Annual Parish Council Meeting 8 pm