

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 4th June 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 meeting commenced at 7.34 pm

Present:

A Keel – Chairman
A Bowles – arrived 7.50 pm
C Elworthy
B Flynn
R Simmons
C James

K Lockwood – Clerk

Apologies:

Cllr R Lehmann and PC Chittim

090/25 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.

091/25 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.

092/25 Public Participation –There was one member of the public in attendance.

The member of the public addressed the PC about their correspondence with Helen Whately MP, who had agreed to meet with the member of the public and the Chairman of OPC. The member of the public is concerned about the impact of the proposed Duchy development on the rural lanes in the parish. The member of the public suggested a potential meeting with OPC, Selling and Sheldwich PCs.

The member of the public asked about the progress of restrictions being implemented on Porters and Plumford Lanes. The Chairman stated that the PC were waiting for a start date from KHS to carry out the highway restrictions on the two lanes.

The member of the public stated that they were still concerned about the speeds of vehicles. They believed that restrictions on Whitehill would be beneficial, for example single file traffic.

The member of the public left at 7.46 pm.

093/25 Signing of Minutes

All were in agreement for the Chairman to sign the Minutes as a true record of the business transacted at the Annual Parish Council Meeting held on 7th May 2025.

094/25 Matters arising

Road Closures:-The PC had been notified of the A251 (southbound), and A2 road closures. The A251

closure would include Plumford and Porters Lanes closures at the A251 junctions.

South East Water leak at the entrance to Lorenden Park and other leaks had been sorted out.

The PC noted that a gate into Lorenden from the Eastling Road had been erected, close to the junction of Plumford Lane and Whitehill. Cllr Simmons said that the Lorenden Trust had permitted this on condition that KCC assumed responsibility for this access. There would not be a formal path from the access across Lorenden as the Trust allows free roaming in any event.

Highways:- Potholes on Brogdale Road motorway bridge had been mended and others had been patched.

Lorry Watch:- this would be progressed after the TRO/highway restrictions had been put into place.

Defibrillator:- A notice had been placed on the website and Facebook page. 1 volunteer had so far approached the PC.

The PC noted that a mobility scooter is frequently parked in front of the defibrillator making it inaccessible. The Chairman would raise the issue with the bishop.

Playground:- The safety matting around the big swing, by the tree roots needs work. The Chairman has arranged for the Swale Tree Officer to come and have a look at the tree in the playground to see if work can be done on trimming the roots which are causing the safety matting to be disturbed.

The PC is waiting to hear about grant confirmation from Swale BC.

The RoSpA inspection is due in July.

Lighting:- The Chairman will contact Ken Bonner about an ad hoc service.

Utility Aid are still looking for an alternative energy supplier. Other local PCs would be contacted about the which energy suppliers they use.

NatWest:- To be contacted about changing the bank mandate.

KALC EXC meeting:- noted.

KALC Extraordinary meeting:- the venue had been changed.

095/25 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.

096/25 Highway Improvement Plan (HIP)

The PC is waiting to hear from KHS about a start date for the 2 highway schemes that have been paid for. Once the work has finished the PC will set a date to review the HIP.

097/25 Norman's Wood

Cllr C Elworthy had completed an application for a woodland management grant.

The representative of the Croft family had been in contact about possible dates to meet the PC. The PC agreed 14th August.

Applications pending:

24/505008/FULL 3 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 (Revised drawings). We stand by our previous comments. The 2022 report adds nothing to the case.

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. The PC decided to review the application at the July meeting.

Planning applications pending:

25/500847/FULL The Old Vicarage Water Lane Ospringe Kent ME13 8XS Erection of single storey side/rear extension, including associated works consisting demolition of 2no. garden sheds, removal of existing chimney stack, erection of boundary fence and new potting shed Location.

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

25/501702/FULL The Cottage Belmont Paddocks Scooks Hill Ospringe Kent ME13 0AD. Change of use of part agricultural land, and change of use of redundant stable block, to form annexe ancillary to the main dwelling house. To include extension to form a guest bedroom, WC and shower room with rear lean-to extension forming log store and bike store.

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.

24/505008/FULL 3 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.

24/501341/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.

22/504036/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. Additional information- received 16.05.24 Amended documents and change of description - 02.10.23

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.

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.

Enforcement:-Hill Top Farm – Swale BC will postpone enforcement action until September. Horseshoe Farm – Court action has been started. Kennaways – Cllr C Elworthy had chased Swale BC about the planning application. Any enforcement action will not commence before the final deadline for the application given by Swale has passed.

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

100/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1697 To Ospringe Church for room rent for June meeting £20.00

Chq no 1698 To K Lockwood for 1ST quarter Clerk's pay £834.60

Chq no 1699 To Satswana Limited for DPO service for 2025 £180.00

Direct debit to Hugofox Limited £11.99 for the month for the website service.

Receipts:- VAT reclaim for £879.04

Allotment Account

Payments for Approval:-

Chq no 0433 To T Hoile Honorarium £340.00

Chq no 0434 To T Hoile Strimming and grass cutting £190.00

Receipts: None to report

EDF bills:-Nothing to report

A bank reconciliation as at 2nd May 2025 had been circulated before the meeting.

The notice of the exercise of public rights had been posted on the website and on the noticeboard. The unaudited Annual Return had been posted up.

Allotments:-Some trees along the boundary of the Joyce Field access track and the primary school are obstructing overhead power lines. Residents had asked for the trees to be cut back. The Chairman has been in contact with the school about this. Work on the trees is a work in progress.

101/25 Correspondence

Email from PC Chittim – Newsletter. Noted.

Email from Swale BC Next Swale JTB meeting 30th June. Noted.

Email from playsafetyrospa-notification of playground inspection. Noted.

Email from J Watson – Road safety and active travel newsletter. Noted.

Email from CPRE May E -newsletter. Noted.

Email from Bensteds charity – applications for grants. Noted.

Email from J Dart Swale BC – June/July Swale Area Committee meetings. Noted.

Email from Helen Whately -newsletter. Noted

Email from S Curtis Swale BC – Message from Larissa Reed to PCs. Noted.

Local Plan consultation letter. Noted.

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

102/25 Members' reports

Cllr A Bowles had attended the KALC SAC meeting which was poorly attended. Janet Hill had given a talk about climate change. Swale's targets are not realistic; there is no funding.

Cllr R Simmons reported that the annual walk around Lorenden Park had taken place. Some trees are to be removed.

Cllr C Elworthy reported that SpeedWatch data showed recorded vehicle speed is reducing. The parish council welcomed this trend.

103/25 Any other business- There was none.

Meeting ended at 9.05 pm

Next meeting: 9th July 2025