

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 8th of July 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 7.30 pm

Present:

A Keel – Chairman
R Simmons
A Bowles
C Elworthy
C James
B Flynn – Vice Chairman

K Lockwood – Clerk

Apologies: PC Morris

096/26 Covid 19 Precautions

Due to the small number of people at the meeting masks were not worn. It was agreed that 'Covid 19 Precautions' would not be an item on subsequent agendas.

097/26 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.

098/26 Public Participation – there was 1 member of the public in attendance.

099/26 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 3rd of June 2026.

100/26 Matters arising

Swale Borough Council's Community Governance Review:-The Policy and Resources Steering Group would be making a recommendation that the boundary changes involving Joyce Field and Water Lane and land adjoining Brogdale Road be withdrawn. The boundary change which would transfer a part of Perry Court to Faversham Town Council is still recommended for approval. The report would go to the Policy and Resources Committee for consideration later in the month.

Swale Borough Council's Local Plan Review and Reg 18 consultation:-There are no further updates.

Highways and road closures:-The weight restrictions and speed limit changes resulting from the traffic restrictions still do not appear to be incorporated on satnav systems or route-plotting software. The PC would look to see if it can remedy this.

The elongated pothole on Scotts Lane has still not been repaired. The 30-mph repeater sign on the approach to the M2 bridge is still obscured, and there are still potholes on the bridge. The Chairman

would raise these issues with Gary Gibbs.

The Brogdale Road closure for 6 hours on 17th July was coming up.

The closure of the slip road from the eastbound M2 onto the A251 at J6, and the temporary width restrictions on the A251 for road works from Preston Fields, are due to take place shortly. The PC would study the Traffic Management Plan, to see its likely effect on traffic, and engage with the contractors if necessary to try and mitigate increased usage of rural and other local roads.

Cllr A Bowles noted that the New House Lane road closure overlaps with the M2/A251 closure and width restriction on the A251. This could increase traffic use of Plumford Lane.

Fly tipping:-Cllr C Elworthy had reported at the last meeting that dumped fridges had been cleared quickly. Subsequent dumped fridges had also been removed promptly. Part of a boat that had been dumped had also been reported.

Playground:- The RoSpA inspector had carried out his inspection. The Chairman had met him at the playground. The report would be coming shortly. The inspector had noted the movement in the bearing in the roundabout, and had raised the issue again of a lack of tightness in one of the joints at the top of the big swing, which the Chairman says is not the case.

Noticeboard:- This is a work in progress and in part depends on whether funding as part of the playground improvements is available to assist with the cost.

Street Lighting:-The PC had signed a 23-month contract with Ecotricity based on the quotation Ecotricity had provided. Up to date bills had still not been received from EDF. Ecotricity will inform EDF of the change of supplier as part of the changeover process.

NatWest-online banking:- Cllrs A Keel and R Simmons have registered for online banking.

Allotments:- The paddock had been mowed. A number of requests for allotments had been received and a number of allotments had changed hands. Letters would be sent out to some allotment holders about untidy plots.

SpeedWatch:- There had been no further sessions since the last meeting.

Norman's Wood:-There is some work to be done on some trees, identified by a recent inspection by the Chairman and Cllr Elworthy. Cllr Elworthy is dealing with obtaining a woodland management plan for longer term planning.

Kent Downs National Landscape boundary review:- No further updates had been received.

Kent Downs National Landscape Management Plan consultation:-The Chairman encouraged councillors to contribute their thoughts to form a response.

Hill Top Farm: The PC are very unhappy with Swale Enforcement Team's slow response to unauthorised and illegal activities on this site (and others). Potential action by the PC was discussed. The PC want to see firm timescales from Swale on actions they will take in relation to the submitted planning application and extant planning enforcement notice.

Woodhill Weddings:-The PC is aware of one event having taken place. Music noise was heard in the village.

The Land South of London Road planning application:-There are no updates.

Parking on the footway adjacent to Lorenden Cottages:- The Chairman intends to speak to Gary Gibbs about the matter. The parish council would like to see white lines painted on the tarmaced verge

to denote the edge of the carriageway, to deter motorists from parking on the pavement and obstructing it.

The conifer tree on the Forstal:- A tree surgeon had inspected the tree. He had quoted £250.00/£300.00 to cut out the affected branches and £500.00 for more extensive work.

After a discussion about the course of action. It was agreed that the diseased branches would be cut out and the tree monitored, to reduce potential for the disease to spread. It was acknowledged that the work would be an unbudgeted item of expenditure, but deemed necessary.

Car rallies at Brogdale:- The Chairman had contacted the Commercial Operations Executive at the East Malling Trust. The Trust says it is unhappy about the unauthorised rallies, and is gathering evidence to try and take action against the rallies taking place. The rallies are allegedly being organised by the café. There is a rally coming up in the near future.

Precept error:- Some residents in the parish had been charged Faversham Town Council's precept in error, over a period of several years. The parish council has been chasing Swale BC who had informed OPC it has identified the affected residents and the error is being addressed.

E Bikes:- No further reports.

101/26 Highway Improvement Plan

The review of the HIP would be brought up at the September meeting. One factor inhibiting decisions on the revision to the HIP is that not all the potential schemes could be discussed at the Teams meeting with KHS due to lack of time. The PC had also received communication from KHS that no meetings could be held between KHS and parish councils until the Autumn due to staff changes and shortages at KHS. The PC noted that consideration would need to be given to the lack of parish council funds for projects at the current time and this could affect what is included and the priority of projects.

102/26 Parish Councillor Vacancies

There continue to be councillor vacancies. The parish council seeks candidates who have shown interest and who can demonstrate ongoing commitment.

103/26 Planning

Applications for consideration:

26/502300/FULL Hansletts Farm Well Lane Ospringe Kent ME13 0SD Change of use of land and erection of stables, tack room and tractor cart shed. We are in favour of the revised style and design of the building, which is much improved on the building in the withdrawn application. It fits much more sympathetically in the KDNL and the mass and scale as well as the ridge height are more appropriate for its location. We would, however, prefer the fenestration to be in wood rather than replica plastic if possible.

We were unclear why the application includes (unlike the withdrawn application) a change of use of land. If this is to clarify that the driveway shown on the plan is to be used for equestrian purposes (because it will be serving the proposed stable and store building) rather than its present planning use then this is acceptable, and for clarity we would propose that this is made clear in a condition attached to the planning consent.

Our area of concern relates to ensuring that the use of the proposed building remains as per the usage shown in the application, namely equestrian and related storage etc. We would not wish the building to be used for residential or accommodation purposes (including AirBNB-type activities). We have made this point in relation to other applications throughout the parish, and would wish to see a condition limiting the use to that expressly applied, and for the private use of the occupiers of the house Hansletts Farm. In that regard, we were expecting to see the blue line on the planning application to include Hansletts Farm(house) to which the land the subject of this application is attached.

26/502076/FULL 1 Lorenden Cottages Painters Forstal Road Ospringe Kent ME13 0EN Section 73 -

Application for minor material amendment to approved plans condition 2 (to reduce size of the proposed extension, including removal of roof glazing, change of stone parapet to a lead capped timber parapet, and addition of glazing to all sides) and variation of condition 4 (to allow change of window colour from brown stain to a heritage colour) pursuant to 24/504877/FULL for - Erection of a single storey rear extension.

We are concerned about the new fenestration on the south west side which might overlook 2 Lorenden Cottages. We would want Swale BC to check this.

26/501791/FULL Land At Elverland Lane Ospringe Kent ME13 OSP PROPOSAL: Retrospective - Change of use of the land for the stationing of two mobile homes, two touring caravans and 2 day rooms for Gypsy / Traveller occupation. New access track off existing entrance and associated hard and soft landscaping. We are strongly opposed to all aspects of this application. Our reasons for this include:

The site sits in a sensitive location, within the Kent Downs National Landscape, where development of the sort applied for (retrospective, so substantial damage has already been done) is extremely hard to justify. Great weight is given in such areas to conserving and enhancing landscape and scenic beauty in accordance with the National Planning Policy Framework. The Swale Local Plan likewise requires development to conserve and enhance the natural environment including the special qualities and distinctive character of the KDNL. The Kent Downs Management Plan also requires development to conserve and enhance the local character and qualities of the NL. This development does the opposite;

The site, in conjunction with the land edged blue on the application site plan, has a long planning history including refusals of consent both at first instance and on appeal, as well as extant enforcement processes. No permanent consent for residential use has been permitted. All underline the unsuitability of this site for this development. The site (in conjunction with the adjoining land) has variously been known as Tootsie Farm and more latterly Hill Top Farm;

The site is in a remote and rural area, in an unsustainable location, remote from services and facilities;

The two mobile homes and rest rooms, and the high close-boarded fencing are all positioned on the most prominent part of the site and together with the hard surfacing already laid are completely incompatible with the nature, character, beauty and appearance of the area; Likewise, the creation of the additional access, when combined with the existing (unauthorised) access, is incongruous and harmful to the character and appearance of the area;

The new and existing accesses are also harmful to the character of Elverland Lane, which is a designated rural lane and an ancient highway, for the reasons given above;

The new access from the site onto Elverland Lane has poor visibility and hence a deleterious effect on highway safety, potentially causing harm to the safety of road users;

Refusal of this application would be consistent with the many planning decisions both at first instance and appeal made on other sites in the near locality.

26/502281/TCA Lorenden Preparatory School Painters Forstal Road Ospringe Kent ME13 OEN Proposal: Conservation area notification: Carry out various works as per Tree Inspection Report by Curley Consultants received 12/06/26. We defer to the advice of the Tree Officer.

26/502465/FULL Newcastle Barn Box Lane Painters Forstal Kent ME13 ORU. Proposed change of use of existing building to provide two holiday let units, with office accommodation retained at ground floor level.

The parish council has considerable concerns about this application. The application seeks to take advantage of policies – both national and local – which in certain circumstances permit diversification in rural areas, including the change of use of redundant agricultural buildings. The parish council's concern in this case is that it is only 5 years (February 2021) since consent was given for the construction of this building, specifically as an agricultural barn (ref 20/505438). The application is therefore for a change of

use to two residential dwellings (ie two holiday lets) (apart from a third of the ground floor for office use) of a building which has only very recently been constructed specifically for agricultural purposes. One way in which the parish council has considered this current application is that if a residential use had been sought at the time the permission for construction of the building comprising the barn was applied for, it is extremely unlikely that the erection of the building would have been allowed, given its rural location in the KDNL and the numerous planning policies at both national and local level protecting the countryside.

The parish council regards it as unlikely that the national and local policies referred to above or in the application were intended to support or allow conversion of the building in these circumstances. No evidence has been submitted with the application to support any permanency of the “redundancy” of the agricultural use – it refers to a peppercorn letting of some of the applicant’s land to a new farmer who does not apparently require the use of any part of the building. There is no evidence this will continue on a permanent basis, or that agricultural use of the barn might not be needed in the future. Nor is there shown to be any alternative to the change of use to residential rather than continue the agricultural use in some form. In other cases involving a proposed change of use from a “redundant” agricultural or commercial use to a conversion as a new dwelling, Swale has decided that the absence of evidence of lack of demand for retaining the commercial/agricultural use (see 23/505784) was a ground for refusing consent.

The parish council also noted errors and inconsistencies in the supporting Planning and agricultural statements. In para 4.3.3 of the Planning Statement, Fig 5 omits a number of local holiday accommodations/AirBNBs. For example, Woodhill Campsite and the Enchanted Lodges, and the Elvis & Kresse accommodation opposite the application site are not mentioned, as well as accommodation on the outskirts of or in Painters Forstal. In Para 4.3.6 There is no “Willows’ wedding venue” or any wedding venue within a 5-minute walk of the site (Woodhill being the nearest advertised venue). In Para 4.3.8 it is not correct to say that the accommodation for stabling of horses for visitors is unique, as Willow Farm (very close by) was granted planning permission specifically for 4no. specialist equestrian holiday lets and these have been constructed.

The parish council also has misgivings about allowing residential holiday use in this location. Whilst conditions could be imposed to control external lighting, the position of the building partway up the side of the valley (albeit screened to some extent by vegetation) is prone to noise travelling up and down the valley from those holidaying in the accommodations being sought.

As submitted, we would wish to see the application refused.

Planning applications pending:

25/504039/OUT Land South of London Road 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. There have been no further updates.

26/501713/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Submission of details pursuant to condition 12 -(Hard and soft landscaping) subject to 24/500439/HYBRID.

26/501722/FULL 10A Bayfield Painters Forstal Kent ME13 0EF. Retrospective application for erection of a detached three bedroom dwelling with associated access and driveway (revised scheme to that permitted under 24/504199/FULL and 22/502522/FULL

26/501982/SUB Queen Court Farm Water Lane Ospringe Kent ME13 8UA. Submission of details pursuant to condition 5 (non-native species removal plan), subject to 22/504036/FULL.

26/500754/FULL Land At Colegates Road Oare Kent. Erection of 37 dwellings including affordable housing, access, landscaping, open space, vehicle parking, cycle storage, ecological enhancements and associated works.

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

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.

26/500862/SUB Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ Proposal: Submission of details pursuant to condition 10 -(Materials) 11 -(Boundary Treatments), 14 - (Construction Method Statement) subject to 24/500439/HYBRID.

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.

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

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

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:

26/501609/SUB The Old Vicarage Water Lane Ospringe Kent ME13 8XS Proposal: Submission of details pursuant to condition 10 (ecological enhancement plan) subject to application 25/500847/FULL.

Permitted.

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. Permitted.

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

104/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1748 To Ospringe Church for room rent for July meeting £20.00

Chq no 1749 To K Lockwood for printer £189.99

Chq no1750 To Andrew Keel for CPR Uni Pads for Defibrillator £170.40

Direct debit to Hugofox Limited £11.99 for website service

Direct debit to HugoFox Limited for councillor email £20.99

Receipts:

None to report.

Allotment Account

Payments for Approval:-

Chq no 0413 To Mr FIX IT for grass cutting/strimming £240.00

Chq no 0414 To T Hoile for Honorarium £350.00 – Agreed at the meeting.

Receipts: None to report

Variance over budget

Less spent on energy bills as EDF direct debit cancelled.

Planned playground work carried out. Grants have been received for the purpose.

A bank reconciliation as at 3rd June 2026 and budget monitoring document had been circulated before the meeting.

105/26 Correspondence

Email from KCC about Active Travel online meeting. Noted.

Email from a resident of Oare thanking the PC for their response in relation to the Colgates road application. Noted.

Email from a resident noting the colour of the bricks at 10A Bayfield. Noted.

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

106/26 Members' reports.

Cllr A Bowles had attended the KALC County Executive. The speakers were Tim Warner from KCC who spoke about LGR and the timeline for the change to unitary authorities, and a representative of NALC who spoke about the impact of LGR on Parish Councils.

Cllr A Bowles had attended the Swale area KALC AGM. The speaker was a Police Inspector who spoke on the subject of wild and domestic animal deaths on Sheppey.

Mike Baldock was re-elected Chair and Cllr A Bowles was elected as Vice Chair.

Cllr B Flynn had attended PFCA's 70s night.

Cllr R Simmons reported that the Lorenden Trust walk around had been cancelled.

107/26 Any other business. There was none.

Meeting ended at 9.24 pm.

Next meeting: Wednesday 2nd of September.