

## Ospringe Parish Council

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The Parish Council meeting was held Wednesday 7<sup>th</sup> June 2017 at the Church of St Peter and St Paul, Water Lane, Ospringe. The meeting commenced at 7.30pm

Present: A Keel – Chairman  
B Flynn – Vice Chairman  
R Simmons  
H Williams  
S Wright  
I Bowie – Clerk

Apologies: Cllr A Bowles  
Cllr C Prescott  
A Greason  
J Dean-Kimili

### **064/17 Dispensations**

Councillors B Flynn, A Greason and A Keel have been granted dispensation to deal with matters related to Champion Hall.

**065/17 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 held on 10<sup>th</sup> May 2017.

### **066/17 Public Participation**

There was no public participation

### **067/17 Matters Arising**

Highway matters. Cllr Keel reported previously that the drainage scheme for Vicarage Lane will commence after service of a road closure order and will take approximately 14 days to complete. It has been postponed by KHS until the school holidays after the school wrote and stated that Vicarage Lane is used as a “rat run” by parents going to Ospringe Primary School. The road closure order had not been circulated at the time of the meeting. Action: Clerk to forward the notice as soon as it is received.

Lorry Access and damage to verges – Cllr Simmons reported that she had met with Gary Gibbs and indicated the location of potholes. These had been marked and repaired.

Lighting – Ken Bonner has provided an inventory showing that the lights outside ‘Minsen Dane’ are the responsibility of KHS. It was also reported that KHS have taken responsibility for the 5 lights in Water Lane and these are due to be converted to LED. This will result in only 4 lights in Brogdale Road being the responsibility of OPC (as well as the others in the parish). When these 4 lights are converted to LEDs this will further reduce the EDF bill. Action: Cllr Keel to follow up with Ken Bonner to ensure that KHS confirm ownership of the lights and if that is the case to request a price for conversion for remaining 4 lights.

Ospringe School – Due to difficulties with traffic during term time work to reduce over hanging branches at the school will hopefully be carried out during the summer holidays. Action: Chairman to follow up

15/502982/ADV Syndale illuminated advertising. –Graham Thomas has visited both the Syndale and the Canterbury Road sites earlier this year. Awaiting the outcome of this visit. Action: Clerk to follow up

KFRS/KALC Fire Hydrant Initiative – Map circulated identifying location of the hydrants. Action: Cllr Flynn and Chairman to locate and report back on the condition of the hydrants and the accuracy of the map. Ongoing

KCC Freight Action Plan for Kent Consultation. –Cllr Greason had emailed Cllrs with options for consideration regarding a review of signage to discourage lorries etc. accessing Porters Lane. Action. Cllrs Simmons and Greason to discuss options and agree best course of action.

Layby near Coldstream Cottage + Salt Bin – Cllr Keel will discuss with Gary Gibbs. Review of previous planning applications to identify the parking area. Action: To be reviewed at the next meeting

#### Willow Farm.

It was reported that concerns had been raised regarding a large quantity of what might be rubbish on the northern side of the M2 that was visible from the road. Cllr Flynn to obtain photographs. Clerk will send these to Graham Thomas

### **068/17 Finance**

The Clerk circulated a note of the current status of bank accounts, reserves and expenditure against budget. The Clerk discussed the new excel work book that she was setting up for the 2017-18 financial year. This will be emailed when completed.

The Internal audit report was not available.

#### **Payments for Approval**

##### *Current Account*

Chq No 1277	Andrew Keel – Copy Title Deeds	£	6.00
Chq No 1278	Ospringe Parish Church – Room Hire	£	20.00
Chq No 127	Irene Bowie – Clerk pay, April, May, June 2017	£	328.40
Chq No 1268	HMRC – Clerk PAYE April, May, June 2017	£	218.00

##### *Allotments Account*

None

Clerk to check status of OPC CPRE Membership as the renewal has not been received.

### **069/17 Parish Councillor Vacancies**

There remain two parish councillor vacancies and the Chairman urged councillors to continue efforts to find suitable volunteers.

### **070/17 Planning**

#### **New Applications**

17/502494/Full 2 Little Kennaways, Stalisfield Road – Part retrospective application for erection of agricultural barn including yard management office. The parish Council objects to the application for the following reasons: 1. The barn, which is partly built, differs significantly from the one granted Prior Approval in 2012. 2. A significant change in design has been proposed and partly constructed, including: (i). Enclosure of the building rather than three open bays, making it unsuited for use as a barn; (ii). Large fenestration areas, inappropriate for a barn; (iii).Type of construction and materials used/proposed inappropriate in this sensitive location and within the AONB; (iv). Inclusion of a first floor across the whole width of the building and for most of its length, not typical of a barn. 3. We note that the applicant's covering letter refers to intended use "in association with Mr Murphy's equine business". The Prior Approval given in 2012 was on the basis of an agricultural use and not equine. The applicant's intended use, as confirmed in the supporting letter from the agent, including office use for Stalisfield Equine Centre Limited, demonstrates that agricultural use is not the primary

actual or intended function of this building. It was further noted that the officer's report in 2012 which recommended prior approval be granted was very specific on several points which are absent from the current partly completed building, and the essential agricultural element is also absent from the activities carried on by the applicant. The further point was made that if permission were granted for a first-floor office as shown on the plans, it would be unlikely to meet current building regulation and statutory requirements for buildings with an office function within them.

16/506644/REM Land Opposite Greenways, Brogdale Rd – Approval being sought for Access, Appearance, Landscaping, Layout and Scale and in relation to conditions 1, 5, 9, and 12 of the outline approval. The Parish Council discussed this and commented as follows: We are pleased to note that housing has been moved to the West of the site leaving an open swathe adjacent to the Brogdale Road. However, we are concerned that a vehicular access is shown on to Brogdale Place which if allowed, will involve traffic entering and leaving the Brogdale Road at a difficult corner with poor visibility.

### **SBC Decisions.**

#### **Applications Refused**

16/503508/FULL Bayfield Farm, Painters Forstal – Change of use of four redundant Agricultural buildings into two residential dwellings with garages, associated parking, landscaping and changes to fenestration and doors.

17/501666/FULL April Cottage Brogdale Road Ospringe – Erection of a two storey rear extension with side dormer and a single storey entrance hall.

#### **Application Approved**

17/501775/FULL 19 Bayfield Painters Forstal – Demolition of existing out building and erection of two storey side extension as amended by drawing LPS. Demolition of existing out building and erection of two storey side extension as amended by drawing LPS.

#### **071/17 Localism – Community assets**

It was agreed that the Chairman should start the process of registering the playground at Painters Forstal as a Community Asset. It was agreed that further discussion was needed regarding other potential community assets.

#### **072/17 Correspondence**

##### **For Information**

NALC Smaller Councils Committee Transparency Fund Recipients - emailed 5 <sup>th</sup> June	Noted
Good Councillors Guide to Neighbourhood Planning – emailed 5 <sup>th</sup> June	Noted
Planning Enforcement/ Legal Briefing presentation – emailed 5 <sup>th</sup> June	Noted
Councillors Conference 8 <sup>th</sup> July 2017– emailed 5 <sup>th</sup> June	Noted
Swale Area Committee Meeting Agenda 12 <sup>th</sup> June – 27 <sup>th</sup> May	Noted
Maison Dieu Museum – Looking for volunteers emailed 5 <sup>th</sup> June	Noted

##### **Discussed**

Cllr Dean-Kimili – Allotment Track and Ospringe School – emailed 5<sup>th</sup> June

Ken Bonner Streetlight Inventory – e-mailed 23<sup>rd</sup> May

Minutes Faversham Town Council Meeting 2<sup>nd</sup> May 2017. Item 219 relating to proposal re. Ospringe bypass. Supported by FTC. – emailed 31<sup>st</sup> May.

### **073/17 Members' reports**

Ospringle bypass – The minutes of FTC meeting 2<sup>nd</sup> May 2017 were discussed. FTC now supports the proposed bypass. OPC objects to the proposal. Cllr Keel has sent a letter to the Faversham News outlining the PC's objection to the proposal.

Posts on Painters Forstal – these were installed to stop parking, one is now rotten and needs replaced. Action: Tony Hoile to provide an estimate to replace it.

### **074/17 Any other business**

Allotment Track – Discussion regarding improvements to the allotment track, especially the entrance where the hard core spills onto the road and foot path when the track is dry from the warmer weather. Action: Cllr Keel to discuss options and costing with Tony Hoile and report back at the next meeting.

Cllr Keel spoke regarding the need for a new boundary fence to separate the OPC allotments from the adjoining land to the west. The paddock is not stock proof. Action: Cllr Keel to obtain a quotes via Tony Hoile who has this in hand.

Cllr Keel also spoke regarding the increasing demand for allotments. It was agreed by all, that OPC would consider creating 10 new allotments in the paddock to cope with future demand. Action: Cllr Keel to obtain quotes and identify a suitable contractor

Unauthorised parking by parents on Joyce Fields – Cllr Keel reported that the school was trying to curtail and manage unauthorised parking.

The meeting ended at 9.45 pm

Next meeting: Thursday 19<sup>th</sup> July 2017 at 7.30pm