

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 3rd of December 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 official meeting commenced at 7.33pm

Present:

A Keel – Chairman
A Bowles
C Elworthy
C James
B Flynn

K Lockwood – Clerk

Apologies:

Cllr Rich Lehmann
PC Tadcock
R Simmons – family commitments. Approved.

164/25 Covid 19 Precautions

The number of people attending the meeting was more than usual, however the room door was kept open to allow air flow through the building so masks were not worn. Precautions would continue to be reviewed on a month-by-month basis and set as an agenda item.

165/25 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.

166/25 Public Participation

A group of members of the public were in attendance regarding the Land south of London Road outline planning application. The Chair stated that the application had previously been discussed at the last meeting and the PC had heard the views of the local people who had attended that meeting. The Chair stated that the application would be decided by Swale BC on planning grounds which the PC must bear in mind when making their response. The Chair outlined the factors which would form the parish council's official response.

A member of the public was concerned about traffic issues which could be generated by the development; the traffic statistics in the paperwork are based on a 2011 algorithm and are not current.

The Chairman stated that it was a constant frustration for the parish council that traffic numbers are underestimated in planning applications.

Another member of the public was concerned about decline in air quality.

The Chairman stated that this would be a result of the increase in traffic movements.

Another concern raised was the lack of infrastructure (schools) for the extra properties, and the parking habits of parents taking their children to and from school, parking in front of driveways, and right by the

school instead of parking further away and walking to the school entrance. It was questioned whether parents would use the car parking in the proposed planning application because parents generally want to park very close to the school. The Chairman stated that the parish council had been in touch with Ospringe Primary School who had told them that they had had no approach from the developers about the application including a car park for the school.

Another member of the public was concerned about Faversham losing its identity as a market town.

Cllr C James reported to the PC that the farmers currently farming the land had expressed concern about access for their farm vehicles.

All councillors agreed that the PC would oppose the application on the grounds voiced at the meeting. The PC noted Faversham Town Council's response to the application that there were insufficient details to allow for a response.

A member of the public had submitted a written response to the HIP consultation just before the meeting, which had been circulated to councillors. The member of the public would like to see a greater reduction in speeds down Porters Lane with measures such as speed bumps. The member of the public mentioned that Porters Lane was still showing as 60 mph on SATNAVs. They had been in communication with Sheldwich PC about traffic issues.

The members of the public left at 8.20 pm

167/25 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 of November 2025.

168/25 Matters arising

Width and Speed restrictions:- The width restriction signage had been amended. The roundels have yet to be painted on the road.

Highways and road Closures:- There are various potholes to be filled, including on Vicarage Lane towards Water Lane and outside No 1 Plumford Cottages, Plumford Lane.

Following the Brogdale Road closure, the Chairman had discussed with a representative of KHS about better signage for future closures. Cllr C James noted signage had been placed too far out in the road at the A2/Faversham Road junction and this had caused a hazard.

Anti-social behaviour:-There had been more incidences of anti-social behaviour since the last meeting such as trespassing on farm land, poaching and dumping of pheasant carcasses.

Littering on Coxett Hill – namely laughing gas canisters. **Action:** Cllr C James would report to the Rural Task Force as he has not had the opportunity yet to do so.

Playground:- The overhanging branches over the large swing appear to have been trimmed.

Lighting: -The PC is still waiting for communication from EDF about an energy deal.

NatWest:- Changing the bank mandate is still a work in progress.

Allotments:-The PC is waiting for communication from the person potentially interested in a grazing licence.

SpeedWatch:-There had been no sessions since the last meeting. Two new sites within the new 30 mph zones had been registered.

Norman's Wood:-The meeting with the Croft family had gone very successfully. The PC awaits designs for a commemorate information board. The parish council also has to select someone to write a woodland management plan – Cllr Elworthy will attend to this.

The Duchy development: -The PC is in the process of finalising its response.

LorryWatch:-Supermarket vans using shortcuts had been reported.

Assertion 10:-The required policies need to be adopted formally at a future meeting.

Kent Downs Natural Boundary review:- No update.

Bollards on the Forstal:-There is no bollard on the north-eastern edge of the Forstal due to the hardstanding ground material. On inspection the bollards are in reasonable condition, although one or two are slightly rotten.

169/25 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.

170/25 Highway Improvement Plan (HIP)

The consultation period had finished for the HIP review. Some residents had contributed ideas and a letter had been received from PFCA, all circulated to councillors. Cllr C Elworthy had met with residents to discuss their specific concerns, namely a request for a slow sign down the hill for traffic approaching the Stalisfield Road and Dark Hill junction, and traffic speeds on Painters Forstal Road between the M2 bridge and Lorenden School. One resident felt that where the footpath narrows by Parsonage Oast is a dangerous spot for pedestrians if two cars are passing one another at that point.

The PC agreed that the highway measures recently implemented should be allowed to bed in, to assess their effects, before any further measures were considered on those roads.

Cllr B Flynn suggested that another site visit with Jennie Watson from KHS should be arranged to discuss items, to look at the concerns and locations brought up in the consultation, and the PC's concerns, in particular the Bay Hill/Stalisfield Road junction.

171/25 Planning

Applications for consideration:

25/503853/FULL Oaks Cottage Abbots Hill Ospringe Kent ME13 ORR. Demolition of side conservatory and rear utility/store. Erection of the two storey side, single storey rear extension and changes to the front canopy. Changes to the fenestration. Change of description. The PC noted the application but provided no comment.

25/504679/LAWPRO Scotts Oast Hansletts Lane Ospringe Kent ME13 ORW Lawful Development Certificate for proposed installation of solar panel on garage roof. The PC noted the application.

25/504039/OUT Land South Of London Road Ospringe Kent ME13 ORH. 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.

The parish council would like to record its disappointment at not having been consulted at any point prior to the submission of this application, nor after it. We also understand that Ospringe Primary School, who under the illustrative scheme layout and narrative would have the use of a 46-space car park, have also not been consulted in any way, so any information in the proposal relating to this aspect

of the scheme is conjecture only. Likewise, Faversham Town Council were not consulted. All three parties are stakeholders in this important site and the development would have significant repercussions for all of us. Lack of consultation undermines the integrity of the application, to which the parish council is strongly opposed.

In addition to the above, we have the following specific grounds of objection:

The site is outside the built-up area confines, is outside the established settlement boundaries, and allowing the development would represent an undesirable extension to these;

In particular, development of this site would represent an undesirable extension of the settlement boundaries on the western side of Faversham, which is against the parish council's preference – if large-scale development such as this proposal must occur in or around Faversham, then our preference is for this to occur on the eastern side of the town where road infrastructure links are better, and where there would be less traffic impact on the sensitive Ospringe Street and more scope not to increase traffic flows on the busy A2 west of Faversham towards Sittingbourne;

The site is greenfield;

The site is not allocated for housing in the Local Plan;

Development of this site would have a very significant and deleterious impact on the setting and amenity of the two nearby conservation areas, Ospringe and Syndale. The Syndale Conservation Area in particular with its fine parkland features would suffer if this application were allowed, especially as this Conservation Area is adjacent to the site and shares a common boundary;

We are mindful of the 2019 planning appeal decision for the land to the north of the site on the other side of the A2 (APP/V2255/W/18/3212702). Whilst we read in para 4.10 of the Planning Statement that "there are distinct differences between the Site and the site off the Western Link", we are of the view that the application site is even more detrimental to both the Syndale Conservation Area and the character and appearance of the countryside than the Western Link site, and that the appeal decision provides strong reasons for refusal of this application. Moreover, we do not see that any landscaping of the site as part of any development can adequately compensate for loss of natural character and appearance of the undeveloped site;

Much of the site is BMV and development would represent an unwarranted loss of this valuable resource;

Development of this site would represent an infilling of the green belt of undeveloped land between the A2 and the M2. The infilling has hitherto been confined to land to the east of Water Lane;

We are unconvinced by the information provided regarding biodiversity gains. The site has mature trees and many types of plants and wildlife which development would disturb. The western area of trees adjacent to the Syndale Conservation Area is especially significant;

Development of this site would have an adverse effect on the amenity of the Joyce Field allotments immediately to the east. These allotments have been run by Ospringe Parish Council for over 125 years and provide valuable green space and serenity both for allotment holders and those who just enjoy walking through the allotments grounds;

The application underplays – or fails to understand – the likely very important archaeological significance of some parts of the site especially those parts not previously disturbed by brickearth removal. The fact that part of the site might have been disturbed in the past makes it, in the view of the parish council, more important to preserve the remainder. We were unable to find meaningful reference in the application to the site of the old Roman Road (Watling Street) which runs within the boundary east to west across the site;

We regard the traffic data within the application documentation as (like the archaeological aspect of the scheme) underplaying the realities. Vehicle movements generated by a development of 85 homes (indicative number only) are likely to be higher than projected, onto a road network in this area already under severe pressure. Any extra vehicular movements will further exacerbate both the severe traffic congestion around (and caused by) the Water Lane /A2 junction as well as the air quality problems which have affected Ospringe Street for many years. Moreover, the lack of dialogue with Ospringe Primary School makes the provision of a school car park/drop-off point highly speculative and the traffic movements unquantified;

The application is for outline consent only save for access, but we were unable to find sufficient details concerning the access proposals for the site. The Planning Statement (para 6.60) states that the Traffic Assessment "outlines the technical information". Without this detailed information, especially as it accesses and egresses onto/from the main road A2, the application cannot properly be adjudged;

The site currently has a farm track providing access to the site itself as well as agricultural land to the south. No provision is made in the illustrative layout to cater for large agricultural vehicles entering the site or traversing it to access land to the south;

The additional housing if the application is granted will place further pressure on already overloaded infrastructure including schools, health services and the like;

There are within the public comments on the portal at least two detailed responses regarding the inadequacy of the foul drainage system serving Faversham, and the fact that it is working beyond capacity. Southern Water also acknowledge shortcomings. Anecdotal evidence is also that the drainage system serving Faversham cannot cope. Without definite proof that the drainage system/infrastructure for Faversham can adequately cope with existing demands as well as those which will be generated by developments already granted consent but not yet built out, this application should be refused on this ground alone.

Planning applications pending:

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.

25/504265/ENVSCR Land Opposite Greenways Brogdale Road Faversham Kent ME13 8YA EIA Screening opinion - Full application for the development of 250 homes, new access road from Brogdale Road, internal roads, car parking, landscaping, public open space, and other associated works and infrastructure.

25/503853/FULL Oaks Cottage Abbots Hill Ospringe Kent ME13 ORR. Erection of a side part replacement two storey extension with a single rear extension. Alteration of external materials.

25/503705/FULL Kennaways Stalisfield Road Ospringe Kent ME13 OHA. Demolition of existing outbuilding and garage, part demolition of existing dwelling and erection of a two storey side extension, first floor rear extension, creation of a new porch, stables, field shelter, menage, replacement of garage and outbuilding and open-air swimming pool including changes to fenestration and new gates and piers to entrance to west of site (part retrospective).

25/503491/REM Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ. Approval of reserved matters (appearance, layout and scale sought) for erection of 1no. self/custom-build dwelling pursuant to 24/500439/HYBRID.

23/505533/EIHYB Land at South East of Faversham (Duchy of Cornwall).

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.

25/500476/LDCEX Horseshoe Farm, Caravan A Elverland Lane Ospringe Kent ME13 OS 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.

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.

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:

25/504181/TCA Lorenden Place Painters Forstal Road Ospringe Kent ME13 0EN. Conservation area notification: Reduce height of one Lime tree (T1) from 25m to 17m. Reduce height of one Sycamore tree from 25m to 17m. Crown reduction of one Horse Chestnut from height of 14m to 12m, and radial spread of 14m to 12m. No objections.

25/502797/OUT Land Adjoining The Bungalow Abbots Hill Ospringe Kent ME13 ORR. Outline planning application (with all matters reserved) for erection of 4no. new dwellings homes with associated works following demolition of the existing building. Refused.

An email from the agent for the Oaks Cottage application was noted, however the PC has not altered its view on the application.

Horseshoe Farm:- The Chair to contact Swale BC for an update.

172/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1716 To Ospringe Church for room rent for December meeting £20.00

Chq no 1717 To K Lockwood for 3rd quarter Clerk's pay £834.60

Direct debit to Hugofox Limited £11.99 for monthly website service

Direct debit to Hugofox for councillor email addresses £20.99.

Allotment Account

Payments for Approval:-

Chq no 0406 To Mr FIX IT for mowing and strimming for November £160.00

Receipts: None to report

Variances over budget

More spent on lighting repairs due to repair of Columns A and M.

More spent on councillor email due to unbudgeted cost of HugoFox emails for councillors.

More spent on TRO project than budgeted.

No expenditure on VE Day – budget not used.

A bank reconciliation as at 3rd of November 2025 and budget monitoring document had been circulated before the meeting.

Budget requests for 2026-27 budget to be agreed at the January meeting were discussed. Potential items include expenditure towards a light in the vicinity of the village hall, money towards the maintenance of Norman's Wood.

173/25 Correspondence

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

174/25 Members' reports

Cllr C Elworthy had attended the Lorenden Trust meeting and is now a trustee. There is not the support for a sign near the kissing gate at the entrance to Lorenden.

Cllr A Bowles would send the Q and As for the Kent Police rural conference. The Clerk to circulate.

Cllr A Bowles had received the Kent Highways and Transportation seminar paperwork. The Clerk would circulate to all councillors.

Cllr A Bowles had attended the KALC AGM. The presentations by the Chief Executive of NALC and the Leader of Medway Council were very interesting.

Cllr C Elworthy reported that contact with beat bobbies could be made through the Kent Police website. There were going to be some changes in the area concerning the beat bobbies.

175/25 Any other business.

Two residential caravans had been noted on the land occupied by Gillett Cook. This would be brought up at the January meeting.

Meeting ended at 10.22 pm. Next meeting: 7th January 2026.