Ospringe Parish Council

The Parish Council meeting was held on Wednesday 4th March 2020 at the Church of St Peter and St Paul, Water Lane, Ospringe. The meeting commenced at 7.44 pm

Present:

A Keel – Chairman

B Flynn –Vice-chairman

J Dean-Kimili

Cllr A Bowles

K Lockwood Clerk

Apologies:

A Greason

H Williams

R Simmons

C Elworthy

Cllr D Simmons

# 028/20 Dispensations

Cllrs J Dean-Kimili, A Greason, H Williams, 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.

# 029/20 Public Participation - There was none.

# 030/20 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 12th February 2020.

# 031/20 Matters arising

PFCA – Community Hall:- The Clerk had written on 18th February 2020 to acknowledge the email from Mr Lloyd with attached letter from Prof Bennett sent 8th February 2020. A response to the Clerk’s email had been received the same day from Mr Lloyd. No further communication had been received from PFCA. The parish council has been notified that the Reserved Matters Planning application 19/506038/REM for a Community Hall will be taken to Planning Committee. The Chairman would try to attend.

19/506013/OUT Brogdale Collections planning application for a new visitor centre:- The neighbours at Brogdale Farm cottages had not received notification of the planning application. **Action: The Chairman to follow this up with the planning officer.**

Highway Matters: - The Chairman had emailed Swale BC about the Box Lane and the Vicarage Lane signs which need replacing. There was more work needed to be carried out on Porters Lane. White lines have still not been marked at the bottom of Plumford Lane and would not be done during the bad weather. It is uncertain whether the gullies near the bottom of Bay Hill had been repaired but they still need patching. The Chairman intends to follow up with Andy Watson about the reinstatement of the passing bay along Porters Lane.

Highway Drainage on the Brogdale Road:- in relation to Perry Court. The Chairman had spoken to Gary Gibbs in respect of the bank on the eastern side of Brogdale Road where the lack of a raised kerb means that vehicles are driving on the grass verge and causing damage, and about the missing gully. Work is due to be carried out there to resolve matters.

Lighting: - The Chairman had contacted the local engineer from the Lighting Maintenance contractor about several of the new LED lamps which have been reported as not working; the lamp outside Champion Hall, Column L and the lamp outside 1 Green Lees. The engineer had reported that there is a fittings problem and that the work would be done under warranty. The lamp outside Ouden in Brogdale Road is still covered in vegetation which is impeding the light.

**Action: The Chairman to arrange for the vegetation to be cut back. Also, to check whether the UKPN work for the new supply to Column L is contestable.**

Playground equipment: The Clerk had received notification from Swale BC that OPC would be receiving a members grant of £500.00 which the parish council would be putting towards the purchase of the new play equipment. The Cheque from Bensted’s Charity had been banked. The Chairman had contacted Wicksteed about the invoice for the new climbing frame. It **was resolved** to draw the cheque for the purchase of the new climbing frame. **Action: Cllr B Flynn to complete Tesco online application for a grant.**

GDPR:- The setting up of councilor specific emails had been further progressed by Cllr C Elworthy. It would be further explored whether the Clerk should retain the gmail account which is set up to store data/records on google cloud and contains important email history.

Website Accessibility:- The council has still not heard from Hugofox regarding their system update to ensure that the website complies with the new accessibility regulations.

Gypsy and Traveller issues:- The Chairman had yet to receive a reply to his email from the enforcement officer about G & T matters. **Action: the Chairman to contact Cllr Tutt Chair of Dunkirk PC**

Rural Lanes:-The Clerk had contacted the Clerks of Newnham and Doddington PCs about their use of highways’ consultants for work done in their parishes. Doddington had not used a highways advisor and Newnham had used one from KCC. The Chairman had received a reply from Clive Powell at KALC about whether similar issues were affecting other parishes. Cllr B Flynn had been in contact with a Highways Consultant in Sittingbourne explaining the issues in the parish. The consultant will be sending information on the costs involved. Cllr A Bowles advised that Minister PC had taken a similar approach. **Action: Clerk to contact the Clerk at Minister**

# 032/20 Parish Councillor Vacancies

There are still two vacancies to be filled and the Chairman urged councillors to look out for suitable new recruits.

# 033/20 Standing Orders/Financial Regulations

The Chairman had obtained the most up to date version of the Standing Orders and Financial Regulations from KALC. **Action: The Chairman and the Clerk to review OPC’s current versions.**

# 034/20 Planning

**Planning applications for consideration:**

19/503077/FULL Land At Woodhill Stalisfield Road Ospringe Faversham Kent ME13 0HA. Demolition of existing redundant outbuilding and erection of a building comprising of campsite reception, Office and 2no. holiday lets. Change of use of agricultural land and erection of 3no. holiday pods, single bay garage and plant room, new vehicular access, parking, amenity space and associated landscaping. Demolition of existing outbuildings. We comment as follows: we noted that the references to “Site 1” and “Site 2” had been reversed in the revised drawings compared to the originals). We also reviewed the comments we made in relation to the original application.

Although we noted the revised layout of the holiday pods’ aspect of the application as well as the addition of landscaping, and a change to the access arrangements, we felt that our various comments made in relation to the original application still apply. For example, although there has been some attempt to mitigate the visual impact of the pods and the store/garage by moving them closer to the derelict buildings, we feel that the siting of the pods still presents a visual intrusion on the ANOB in a particularly attractive rural landscape. The topography is such that the pods will still be visible from public viewpoints.

We also noted that the extent of the holiday pod site is not defined and the parish council feels that it should be. In any event we see this as an unacceptable take up of what is currently agricultural land.

We feel that the new access is poor and we are not aware that this is an existing access apart from for the adjoining bungalow. The entrance as shown on the revised plans appears to encroach on the neighbour's land/access. We noted that the sight lines at the entrance to the site have changed but we remain concerned at the safety of the access on this stretch of road.

We note that the revised plans do not include a revised Design and Access statement, and instead we noticed that the application includes some brief narrative on the revised plans which left certain aspects unclear.  For example, if the erection of the pods were to be approved we would expect there to be a condition that the existing buildings be demolished and the land/site converted to agricultural use – at present the use is not overtly agricultural and some of the buildings shown on the drawings are derelict and could be classified as non-use for planning purposes. **Action: The Chairman to write to the Camping and Caravanning Association about the area that is certificated.**

20/500701/SUB Land At Perry Court London Road Faversham Kent ME13 8YA  Submission of details pursuant to Condition 4 - (details of existing and proposed site levels and finished floor levels), Condition 9 (details of Renewable Energy measures), Condition 10 (details of electric vehicle charging facilities), Condition 12 (details of both hard and soft landscape works) and Condition 20 (Construction Method Statement) in relation to planning permission 18/503057/FULL. No Comment.

19/502855/SUB. Land At Perry Court London Road Faversham Kent ME13 8YA Submission of details and drawings pursuant to condition 13 (section/detail drawings) for planning permission 17/506603/REM. No comment.

**Planning applications pending:**

19/505888/FULL Queen Court Barns Water Lane Ospringe Kent ME13 8UA . Conversion / refurbishment of barns to provide 3 dwellings, new garage building; demolition of farmyard structures; and hard and soft landscaping works. 19/505890/LBC Queen Court Barns Water Lane Ospringe Kent ME13 8UA Listed Building Consent for conversion / refurbishment of barns to provide 3 dwellings, new garage building; demolition of farmyard structures; and hard and soft landscaping works.

19/505616/FULL The Coach House Abbots Hill Ospringe Faversham Kent ME13 0RR. Demolition of existing Conservatory. Erection of single storey rear and side extension. Revised plans.

19/506038/REM Land Fronting Painters Forstal Road Ospringe Kent ME13 0EG. Reserved matters of access, appearance, landscaping, layout and scale, including external lighting and pedestrian crossing following an outline application 18/500041/OUT for erection of a new Community Hall, outside recreational facilities and car parking.

19/505616/FULL The Coach House Abbots Hill Ospringe Faversham Kent ME13 0RR.

Demolition of existing Conservatory. Erection of single storey rear and side extension.

19/502483/FULL Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 0RS Erection of 4no. specialist equestrian holiday lets and 2no. stable buildings, installation of new sand school and associated site works. Revised plans.

19/502484/FULL Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 0RS Proposed conversion of existing outbuilding Block 4 to retail use (class A1), replacement of outbuilding Block 5 with a two storey building to form 6no. retail units with office/storage space above, and erection of a covered walkway and lean to extension to Block 1 and associated parking. Erection of new bund to M2 with associated site works. Revised Plans. **Action: The Clerk to write to the planning officer to enquire about the position of the application.**

19/503077/FULL Land At Woodhill Stalisfield Road Ospringe Faversham Kent ME13 0HA. Demolition of existing redundant outbuilding and erection of a building comprising of campsite reception, Office and 2no. holiday lets. Change of use of agricultural land and erection of 3no. holiday pods, single bay garage and plant room, new vehicular access, parking, amenity space and associated landscaping. Demolition of existing outbuildings.

19/504117/FULL Land At Homestall Hill Homestall Road Doddington Kent ME9 0LB. Erection of a veteran's horticultural rehabilitation, social and community building.

19/504263/FULL Judds Folly Hotel London Road Ospringe ME13 0RH. Erection of a first and second floor mansard roof extension to the main hotel building and a first floor mansard roof extension to The Mews building to provide a further 10no. bedrooms.

19/503248/FULL Churchmans Farm Stalisfield Road Ospringe Faversham Kent ME13 0HA. Alterations to internal layout, changes to fenestration and external finishes, for both barns 1 and 2 following Prior Approval Consent applications 18/503555/PNPA and 18/503568/PNPA.

19/504178/FULL Ashdown Water Lane Ospringe Faversham Kent ME13 8TT. Demolition of existing bungalow and shed. Erection of 4no. terraced dwellings and 1.no detached dwelling with associated parking and gardens.

20/500398/SUB Land At Perry Court London Road Faversham Kent ME13 8YA Submission of details pursuant to condition 14 (Details and cross sections of the amenity bund) in relation to planning permission  15/504264/OUT.

20/500397/SUB Land At Perry Court London Road Faversham Kent ME13 8YA. Submission of details pursuant to condition 2 (Details of car parking for the sports pitch, including the siting, number of spaces type of surface treatment, and measures to deter use other than in connection with the sports pitch) in relation to planning permission 17/506603/REM.  The planning officer had stated in an email to the Chairman that the Sports pitch and associated car park were in the Master plan and were covered by S106 agreement which includes Swale BC being given first refusal on taking on the amenity, before it is offered to a Management Company. **Action: The Chairman to forward the email to all councillors.**

The Perry Court applications detailed in previous Minutes are still pending.

**SBC Decisions:**

19/502977/SUB Scotts Oast Hansletts Lane Ospringe ME13 0RW. Submission of details pursuant to condition 2 (Written specification of the thatching), Condition 3 (details showing a vertical section construction drawing of the eaves), Condition 4 (No hit and miss boarding is to be provided. Omitted from proposal in minor amendment application Ref: 19/502809/NMAMD), Condition 5 ( Details of the construction of the walls, plinth and fixed glazing), Condition 6 (details of the specific glazing system/products to be used for the glazed link), Condition 7 (Sample of weatherboarding (painted black) and photo), for planning permission 18/505500/FULL. Approved.

19/505303/SUB Land At Perry Court London Road Faversham Kent ME13 8YA. Submission of details pursuant to Condition 7 - Planning Masterplan to demonstrate that the definitive route of the public right of way is maintained together with confirmation that no order to permanently diverting or extinguishing the public right of way is being sought in relation to planning permission 17/506603/REM. Permitted.

19/505206/SUB Land At Perry Court London Road Faversham Kent ME13 8YA. Submission of Details to Discharge Condition 9 (Emergency Vehicular Access) and Condition 38 (Upgrade to Existing Footpath) Subject to 15/504264/OUT Permitted.

# 035/20 Finance

Payments for Approval: -

OPC Current Account

Chq no 1458 To Ospringe Parish Church for room rent March meeting £20.00

Chq no 1459 To Swale BC for Mowing the Forstal £209.87 incl VAT

Chq no 1460 To K Lockwood – Clerk’s wages £597.60

Chq no 1461 To K Lockwood Postage and stationery £24.24

Late payments: -

Chq no 1462 To Wicksteed Leisure Ltd £7,540.07

Receipts: - OPC have received a cheque for £1,000 being a grant from Bensted’s Charity to be used towards the cost of a new climbing frame for the playground. The cheque has been banked.

The Clerk reported that the parish council would be receiving the full lighting grant of £1,430.00 from Swale BC for the forthcoming year.

Allotment Account

Payments for Approval: - None

EDF bills:- nothing to report.

# 036/20 Maison Dieu

Rev Penny Fenton had contacted the parish council to ask whether the pc wanted to continue to nominate a trustee which has historically been the case. The Charity is in the process of becoming a CIO. **Action: The Chairman to contact Penny Fenton to confirm that the parish council does wish to continue to nominate a trustee.**

# 037/20 Correspondence

A list of email correspondence had been circulated before the meeting by the Clerk.

# **038/20 Members’ reports** – There were none

# 039/20 Any other business

The Litterpick date had been changed to 21st March. The Chairman will send the Risk Assessment to Swale BC as requested. Cllr B Flynn to put a note about the Litterpick on the website.

The council noted 8th March Swale KALC meeting.

The meeting ended at 9.03pm. Next meeting: 1st April 2020