

# Ospringe Parish Council

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The Parish Council meeting was held on Wednesday 4<sup>th</sup> of February 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 7.31pm

## Present:

A Keel – Chairman  
C James  
R Simmons

K Lockwood – Clerk

PC Morris

## Apologies:

B Flynn- abroad. Approved.  
A Bowles-Family matters. Approved.  
C Elworthy-abroad. Approved.

## 018/26 Covid 19 Precautions

There were more than the usual number of people in attendance, however there was steady circulation of fresh air throughout the building, so therefore masks were not worn. Precautions would continue to be reviewed on a month-by-month basis and set as an agenda item.

## 019/26 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.

## 020/26 Public Participation

Some residents were in attendance regarding Swale BC's Community Governance Review, specifically Faversham Town Council's proposal to extend their boundary to take in a number of properties and land which are currently within the Ospringe Parish Boundary. As well as some properties being transferred, the proposal would include the allotments and Ospringe Primary School and an area of land which is subject to an outline planning application for new developments. The Chairman urged residents to consider the advantages and disadvantages of Faversham Town Council's proposal to extend their boundaries. The members of the public were asked to consider what the PC does for its residents, and the likely increase in the precept for those households which would be included in the transfer of land. Additionally, pressure would be put on the remaining households in the parish, as the precept is based on the number of houses. Residents should also consider if they thought that Ospringe Parish Council represented them well and looked after the parish.

A member of the public was concerned about the impact on the rest of the parish if the households and land concerned were transferred into FTC's area as FTC is a political council and therefore is influenced by national politics which is not the case with OPC. The loss of the allotments and the school would be significant to the parish. Potential future implications could mean the M2 being argued to be the natural, logical boundary for FTC which down the line could include Ospringe Church, Syndale and Vicarage Lane. The assertion behind the proposal by FTC is that residents in Water Lane look to Faversham Town Council for their services. No surveys have been carried out as far as the parish council is aware.

Another member of the public asked whether FTC would have more control over the proposed housing developments if the boundaries were changed to include them. This would be the case.

The Chairman stated that FTC would increase in size if its boundaries were extended and potentially increase its remit under Local Government Reorganisation. The Faversham Neighbourhood Plan, the council's planning document sets out its objectives. The 85-houses development on land adjoining the A2 adjacent to the allotments and the Duchy development could be within their boundaries. Syndale Park is not included in the proposal, and the PC had taken steps previously to help protect the park by requesting that it be made a conservation area. The allotments had been made an asset of community value affording them some protection from development and quick sales.

Other members of the public were concerned that the extension of the boundary, and the increase in housing developments would stop it feeling like a parish any more. Loss of green space, increase in traffic speeds and vehicles and quality of the roads would impact health and well-being. Ospringle Street was also highlighted as heavily congested and affected by vehicles speeding. The Chairman stated that the Community Governance Review will not impact these issues unless FTC's view is different from OPC's. The residents were urged to go online and express their views, considering whether they are happy with the existing boundaries and whether OPC's views are aligned with their own. Neighbouring PCs are objecting.

Swale Borough Council are undertaking a review of the Local Plan – Regulation 18 and carrying out a consultation, ending on 23<sup>rd</sup> of February. The Chairman urged members of the public to look at the documents (which could be viewed online).

PC Gary Morris, returning as the beat officer for the area, introduced himself. He would be holding a regular surgery at the community hall for residents. Aside from this face-to-face contact he can be contacted via email and the email address would be put on the PC's website.

A TRO had been obtained by the PC for a speed reduction from the top of Whitehill to the bottom of Bay Hill, the Chairman asked whether it would be possible for PC Morris to visit the location by way of a police presence to reinforce the new 30mph speed limit.

The Chairman stated that the HIP was under review. It had been noted that the Bay Hill/Stalisfield Road junction was an ongoing concern. A site visit arranged with KHS would be the best way of highlighting the issues with the junction. Following a complaint by a resident, the PC continues to monitor vehicles parking on the footpath outside the entrance to the public footpath adjacent to Lorenden Cottages, which obstructs the footpath for pedestrians especially those with pushchairs.

A member of the public drew the PC's attention to a tree which is being propped up by other trees, along the right-hand side of Abbots Hill. The Chairman explained that this sounded like the location of Norman's Wood, which is owned by the PC. A brief inspection of the wood earlier in the week had not highlighted this tree. The tree will be inspected the next day. The Chairman requested that if there are concerns about the wood to contact the Chairman or the Clerk.

The Chairman stated that the PC had obtained funding towards a noticeboard, from Cllr Terry Thompson. There was also a possibility of obtaining a grant from Bensted's Charity.

All members of the public bar one left the meeting. 8. 30 pm.

#### 021/26 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 7<sup>th</sup> of January 2026.

Highways and road Closures:- The Chairman had engaged with KHS about reinstating the Brogdale Road/A2 junction to Eastling Road on to the gritting route schedule. KHS had said this would not be possible without removing another route from the gritting schedule owing to capacity issues.

The possible extension of the 30-mph restriction along Painters Forstal Road further northwards was an item which would be brought up on the site visit with KHS.

The PC considered a resident's suggestion at a previous meeting to form a community group to regularly check and top up salt bins, and spread the salt if necessary. However there were concerns about logistical and organisational difficulties including problems with insurance cover for this which prohibit moving further with the idea.

The PC noted the suggestion for Ice signage to alert people to the patch just outside the entrance to Lorenden on the Brogdale Road/Eastling Road which tends to ice over in cold weather.

A resident at a previous meeting had raised a concern about the potential for the bridle path to be used by construction vehicles for the proposed Persimmon Homes development off the Brogdale Road. The parish boundary line had been checked, and found to run straight down the middle of the path. This would be monitored.

Potholes had been marked up on the Brogdale Road M2 motorway bridge.

A road sign post had been noted as leaning over outside 1 Green Leas following being hit by a vehicle. This is a potential risk and has been reported to KHS.

National Highways – Painters Forstal Road M2 Bridge closure in February – Engagement with KHS regarding appropriate signage. This is a work in progress.

Littering on Coxett Hill – namely the laughing gas canisters. The issue has been resolved.

Playground:- This continues to be a work in progress. Another contractor had been approached for a quote.

Lighting: -Streetlights the lighting contractor had replaced the photocell in one streetlight and bulbs in 2 other streetlights. All streetlights are currently working. The fitting of new integrated LED lights would cost nearly £400 plus VAT each. The PC briefly discussed when to replace the lights. It was considered that as the lights were currently working it would be done when the individual lights failed.

NatWest:- Changing the bank mandate continues to be a work in progress.

Allotments:- Two new allotment holders had signed up. The overhanging yew tree branches adjacent to the paddock is an ongoing concern.

SpeedWatch:-No further updates.

Norman's Wood:-The parish council will select someone to write a woodland management plan – Cllr C Elworthy will progress this.

The Duchy development: -The PC will submit a response in the coming weeks.

Assertion 10:- Four policies need to be approved and adopted formally at the March meeting.

Kent Downs National Landscape boundary review:- The Clerk had written to Nick Johannsen to reiterate the PC's previous views.

Regulation 18:- There would be an extraordinary meeting to finalise a response.

Ospringe School using the Joyce field allotment track:-The school continue to use the track whilst work is being done at the school making their normal access impracticable.

Litterpick:- 21<sup>st</sup>March had been set as the date. The Chairman would check to see if Swale BC would collect the sacks.

#### 023/26 Highway Improvement Plan

This had been dealt with earlier in the meeting

#### 024/26 Review of Policies

This item had been dealt with under Matters Arising

#### 025/26 Risk Assessment

The Risk Assessment would be formally approved and adopted at the March meeting.

#### 026/26 Swale Borough Council's Local Plan Review and Reg 18 consultation

An extraordinary meeting would be held to finalise OPC's response

#### 027/26 Swale Borough Council's Community Governance Review

The Clerk would send the PC's response to the consultation.

#### 028/26 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.

PC Morris left at 9.25 pm

#### 029/26 Planning

Applications for consideration:

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.

We would prefer to see more than 1 passing space on the access way to ease the possibility of congestion. We also note the applicant's intention to use the access way as the sole entrance and exit, and we would like to see this conditioned.

26/500075/FULL1 Plumford Cottages Plumford Lane Ospringe Kent ME13 0DS. Demolition of existing conservatory. Erection of a single storey side and rear extensions including 1no. rooflight.

We would want the roof covering on the extension to be in keeping with the remainder of the roof. The fenestration of the proposed extension doesn't appear to be in keeping with the existing fenestration, and we would hope to see this.

Planning applications pending:

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

25/504039/OUT Land South Of London Road Ospringe Kent ME13 0RH. 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.

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.

25/503705/FULL Kennaways Stalisfield Road Ospringe Kent ME13 0HA. 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 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

25/505169/TCA Coxett Lodge Abbots Hill Ospringe Kent ME13 0RR Conservation Area Notification: T1 Oak - Reduce limbs from 8m to 6m back to suitable growth points. T2 Ash - Reduce limbs from 7m -5.5m

back to suitable growth points .No objections

25/505085/TCA| White Timbers Painters Forstal Road Ospringe Kent ME13 0DU Conservation area notification to one (T1) Walnut Tree to be removed because of close proximity to house. No objections

25/505030/NMAMD 3 Parsonage Oast Painters Forstal Road Ospringe Kent ME13 0EW Non-Material amendment to application 24/505008/FULL : Conversion of existing agricultural barn into a self-build single dwellinghouse with associated parking and landscaping. Permitted.

25/504958/FULL. Willow Farmhouse Hansletts Lane Ospringe Kent ME13 0SD Erection of ancillary outbuilding. Permitted.

25/503853/FULL Oaks Cottage Abbots Hill Ospringe Kent ME13 0RR 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. Permitted.

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. EIA not required.

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

Hill Top Farm:-The PC noted the correspondence about the recent mechanical and vehicular activities. Swale BC had visited twice.

Horseshoe Farm:-Paul Casey had confirmed that no action would be taken.

#### 030/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1720 To Ospringe Church for room rent for February meeting £20.00

Chq no 1751 To Streetlights Ltd for 4<sup>th</sup> quarter lighting maintenance contract £258.65

Chq no 1722 To Streetlights Ltd for repairs to Columns N, D and G £276.00

Chq no 1723 To Forvis Mazars LLP for Limited Assurance Review 2024-25 £252.00

Chq no 1724 To K Lockwood for stationary £14.46

Chq no 1725 To KALC for Councillor training £60.00

Direct debit to Hugofox Limited £11.99 for website service

Direct debit to HugoFox Limited for councillor email £20.99

EDF bills:-Nothing to report

Receipts: None to report

Allotment Account

Payments for Approval:-

None to report

Receipts: None to report

Variances against budget

More spent on lighting repairs – unexpected repairs columns A, N, M, D and G.

More spent on requirement for Assertion 10 - .gov.uk emails

More spent on TRO costs than anticipated

Less spent on Norman's Wood

A bank reconciliation as at 2<sup>nd</sup> of January 2026 and budget monitoring document had been circulated before the meeting.

031/26 Correspondence

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

032/26 Members' reports. There were none.

033/26 Any other business.

The Chairman would liaise with KHS about the 'Road ahead closed' signs for further specific diversion details.

Meeting ended at 9.45 pm.

Next meeting: 4<sup>th</sup> of March 2026.