Ospringe Parish Council

The Parish Council meeting was held on Wednesday 7th March 2018 in the school hall, Lorenden Preparatory school, Painters Forstal Road, Painters Forstal, Ospringe. The meeting commenced at 7.30pm

Present:

A Keel – Chairman

R Simmons

J Dean-Kimili

S Wright

K. Lockwood Clerk

Apologies:

B Flynn

A Greason

Cllr A Bowles

Cllr C Prescott

H Williams

# 024/18 Dispensations

Cllrs J Dean-Kimili, A Greason, S Wright, H Williams, R Simmons and the Chairman A Keel have been granted dispensations to deal with matters relating to the setting of the precept.

The Chairman A Keel, Cllrs A Greason and B Flynn as members of the VAC have been granted dispensations to discuss and vote on whether OPC should submit a planning application on behalf of the VAC for a village hall and whether OPC should finance the application fee.

# 025/18 Public Participation

11 members of the public attended the Q & A session with Karen Dunn, the Planning Manager for BDW Homes, who have submitted a reserved matters planning application for the residential element of the Perry Court development.

# 026/18 BDW Homes Presentation

The Chairman welcomed members of the public and Karen Dunn. Members of the public were invited to view the plans of the development and pose any questions. Members of the public raised questions about the following issues of concern: access to the development via the Brogdale Road and the Ashford Road and the likelihood of it being used as a rat run; the congestion that would be caused and the use of Brogdale Road during the construction of the development;the number of homes that would be provided as affordable housing; the extent to which BDW Homes would contribute towards medical provision in the area in light of the expansion of the population and the increased pressure it would put on local health service facilities. Other areas of concern included specific details on landscaping/vegetation and BDW Homes’ sustainability plans.

Karen Dunn stated that BDW Homes were looking at the extent to which the Brogdale Road would be used to connect with the development and provide a through route, or whether just to have an access road. The proposal is to widen footpaths on Brogdale Road but this is proving problematic. BDW Homes propose to widen the A2/Brogdale Road junction, traffic could filter left and there would be less queue to turn right. Highways experts had been consulted as part of the outline planning application and as a result of the perceived impact on traffic it was proposed to widen the junction. It was also proposed to improve the A2 /A251 junction. A traffic survey on the A251 had been conducted. The timescale for work on the A2/A251 junction is not known.

There was general concern among the members of the public attending about the number of new housing developments (Perry Court, Preston Fields amongst others) being built and the pressure the increased traffic would put on the A2, Brogdale Road and Brenley Corner. This was in addition to the extra traffic which would inevitably use the rural roads in the vicinity, (including as well as others Porters Lane and Vicarage Lane) which are unsuitable for use by high volumes of traffic and HGVs. In response to the concern over use of the estate road as a rat run, Karen Dunn stated that Council officers had carried out a design workshop to look at how to manage traffic; measures discussed had included traffic calming (meandering curves, speed bumps) and installing signs to deter HGVs.

The number of homes designated as affordable homes would be 30 % of the development and BDW Homes would stick to this figure. A certain percentage would need to have been built and ready to be inhabited before the building of private homes could begin. It was not possible to say how much the affordable housing would cost as this would be decided by market research and other organisations.

BDW Homes would provide £312,000 for an extension of the Faversham Health Centre and/or other health facility. The figure was based on a formula set out by KCC per dwelling.

BDW Homes are required to submit a sustainable travel plan to SBC which would include pedestrian and cycle routes to be incorporated as part of the development as well as the upgrading of the rights of way; a voucher scheme for public transport; and ways of discouraging car use. As a company BDW Homes will include regulation of water usage and conserving water such as the use of water butts, sustainable building materials among other ways to promote sustainable living

Landscaping and planting of the site had been done in consultation with planning officers but there were no timescales of when it would be completed.

Questions were posed by the Council about whether the number of school places would be expanded to meet the increase in demand and once the building had started the length of time it would take for the development to be completed.

Karen Dunn confirmed that the residential development could be completed within 2 years if SBC were in agreement. BDW Homes had a construction environment management plan to manage parking, noise, how the site would be accessed and other issues connected to the construction phase, which they are required to submit to the SBC. Whether construction traffic would access the development site via the Brogdale Road could only be confirmed once the residential development element application had gone through but it was very likely that there would be some disruption to the Brogdale Road.

BDW Homes’ contribution to primary and secondary school places would be based on a percentage per flat/house and would be put towards new primary provision and expansion of the Abbey school. It is uncertain as to whether the provision would be in place by the time the development was built as BDW Homes had no control over this, although there are timescales by which the provision would have to be paid for.

The Chairman asked Karen Dunn to feed back comments to BDW Home sand reiterated that it was of great concern among the rural community that the Brogdale Road would see increased traffic flow and that use of the access road on the Perry Court development would be difficult to control, potentially causing it to be used as a rat run.

The BDW Homes presentation finished at 9pm. The Chairman thanked Karen Dunn for attending. Members of the public were urged to submit any comments to SBC as soon as possible.

# 027/18 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 7th February 2018.

# 028/18 Matters arising

Gateposts erected along the frontage of the Cherry Orchards halfway along the Eastling Road:-following on from the installation of the posts nothing further has happened. As far as encampment is concerned there have been no signs of a breach. Council to monitor the situation.

Highway Matters:-The Chairman has been in contact with Gary Gibbs regarding the worsening pothole situation on Porters Lane. Gary has carried out some temporary patching namely a large pot hole. The Council has observed that a new one has appeared very near to the one Gary has recently patched. Gary confirmed that he had had support from his superior to put in a sheet to support and compact up the bank at the passing bay. The Chairman said there was a local demand for additional signage at the Ashford Road junction to deter large HGV vehicles from using the Porters Lane. It was noted that the road surfaces in general were in a poor state due the last few weeks of snow and bad weather.

The Chairman confirmed that the Vicarage Lane name plate sign damaged during the drainage work would be repaired.

**Action: Chairman to follow up.**

Litter bin outside Champion Hall:- a new bin was on order by SBC.

Bus Consultation:- Cllr Bowles’s letter was acknowledged regarding the cancellation of the bus consultation. No response had so far been submitted by OPC. Responses from other parishes had been received and in light of this it was considered an opportunity to encourage rural parish cooperation by contacting neighbouring parishes to suggest arranging an informal meeting to establish common ground and work more closely together.

**Action:-Clerk to draft an email with OPC’S response to the Bus consultation**

**Action:- Clerk to write to Eastling PC to invite them to an informal meeting with OPC.**

GDPR:- KALC are running an Encryption workshop. It was agreed to see whether they would run ones on other dates before deciding whether the Clerk should attend.

Litter pick:-The Litter pick scheduled for 3rd March had been postponed due to the snow. It was agreed that no formal litter pick would be carried out his year due to being unable to find a mutually convenient date. It was decided that litter picking would be carried out on an informal basis.

**Action:-The Chairman would ask Vikki Sedgwick at SBC to lend some litter pickers and bags.**

# 029/18 Parish Councillor Vacancies

There remain two vacancies for parish Councillors. There had been interest in one of the positions. Chairman again reminded the Council to look out for possible recruits.

# 030/18 Localism and Community Assets

The Localism review was adjourned and would be carried out at a subsequent OPC meeting.

# 031/18 Planning

The Retreat:-the appeal was dismissed. This was seen as encouraging as it indicated that the site was no longer needed as part SBC’s policy to provide a certain number of Gypsy and Traveller sites. It was noted that if the Brotherhood Wood Gypsy and Traveller site (which had been alluded to in The Retreat appeal decision) in Dunkirk was expanded then this would help SBC meet the number of pitches required in its policy.

The Meads:-the outcome of the appeal had not been determined.

18/500740/FULL 9 Brogdale Bungalows Brogdale Road Ospringe Faversham Kent ME13 8XY. Change of use of existing outbuilding to holiday let accommodation. The Council has no objections but with a caveat, that the accommodation be limited to short term holiday lets only; considering traffic pressures on the Brogdale Road there should be adequate parking, and that vehicles enter and leave the site in forward gear. The Council also proposes that any comments of neighbours to be taken into account given that the building is close to boundary lines.

18/500357/FULL 3 Parsonage Oast Painters Forstal Road Ospringe Faversham Kent ME13 0EW. The Council's comments are as follows: It is difficult to precisely judge the appearance of the fenestration and doors from the documents included with the application. As long as they are similar in appearance to existing ones and in keeping with other fenestration in Parsonage Oast the Council has no objections.

17/506603/REM land at Perry Court:- Approval of reserved matters relating to scale, layout, appearance and landscaping for the erection of 310 dwellings. The Council considered the planning documents and commented as follows:The Council is concerned about access issues emanating from the Perry Court development. The Council is greatly concerned that the road running east to west across the development site would be used as a rat run. If its use were not restricted, the council foresees the road being extensively used by vehicles to avoid the A2/A251 junction, both by motorists approaching the junction from the south along the A251, as well as approaching along the A2 from the west, and additionally traffic approaching from the south via the rural lanes. It could also lead to increased use of Brogdale Road and local/rural lanes in the vicinity, as drivers seek out extended rat runs for journeys which would otherwise involve the A2 and/or A251. We are aware that the design of the “main road” across the site has not yet been finalised, so it remains open to either further restrict the use of the road by design, or increase its use and capacity. We would urge use of this road as an exit onto and entrance from Brogdale Road being limited to emergency services only.

The Council also wishes to reiterate its previous concern about the design capacity of the Brogdale Road/A2 Junction. Whilst we appreciate that the design of the junction improvements has been approved, we consider that the design and capacity should be re-appraised in the light of the changing anticipated traffic flows. The junction will have the additional traffic arising from the construction of 62 houses on the Brogdale Road site just to the south of the junction; it has to cope with the potentially massive increase in traffic visiting Brogdale Farm/Brogdale Collections once their approved expansion plans are implemented; the traffic generated by the Perry Court development (if the entrance/exit from Perry Court onto Brogdale Road is not restricted to emergency services); as well as developments in the locality such as the nearby Salters Lane residential element (250 homes); expansion on sites to the south such as Willow Farm Painters Forstal, and a generic increase in traffic movements generally. Empirical evidence suggests that the junction will be seriously congested for a significant part of the working day and weekends when Brogdale Farm/Brogdale Collections is busy.

Ospringe Parish Council would like adequate footpaths and cycle routes through the development and beyond to facilitate safe pedestrian and cycle access to the A2 and wider area. We do not regard the use of the existing footpath running on the western side of Brogdale Road as adequate for this purpose.

The Council is of the opinion that the design of the dwellings is uninspiring. The developers BDW Homes in their Design and Access Statement state that they have sought to draw elements from the locality and incorporate the vernacular style in their design, but nothing appears to have been taken from Ospringe Parish Council's design statement, which although applies to the Parish of Ospringe does indicate style elements of the locality.

The Council wishes to see tangible sustainability initiatives included in the developer's Sustainability Plan as far as transport is concerned. The Council views the voucher scheme proposed by the developers as patronising and ineffective. Further consideration should be given to improved public transport for the development, as well as enhanced pedestrian and cycle facilities to discourage car usage.

The Council would also wish to see a comprehensive programme for the construction of the residential element, and to have this coordinated with other development of Perry Court. The construction will inevitably bring with it a large volume of traffic movements including HGVs, and coordinating arrival and departure times; parking areas; mandatory routes for access and egress; and more, will assist in reducing congestion and pollution.

Village Hall planning application: the case officer at SBC had been in contact with the Chairman and confirmed that there were no problems with the written report. 1 letter of objection had been noted. The subject of opening hours in rural areas had been raised by Swale with the Chairman. Hours proposed by Swale had been based on the current opening hours of the West Faversham Community Centre (although this facility is not in a rural location). It was felt that extending the opening time beyond 11pm on a Friday would be beneficial and less prohibitive for functions. Midnight was considered an appropriate time to extend the opening hours to ona Friday although it was acknowledged that 11.30 pm may be considered a compromise. The Chairman had emailed members of the VAC to gauge their view on trying to get an extension of the opening hours on a Friday. Swale planners had also discussed opening hours for Saturdays as well as Sunday's/Bank Holidays.

# 032/18 Finance

Payments for Approval: none

The Chairman had written to EDF about the interest charged for late payment of the lighting charge, which had a raised because the standing order had been cancelled (not by the Parish Council).

It was agreed to renew the ACRK subscription for £40.

Current Account Receipts -none reported.

Allotments Receipts-none reported.

The Chairman confirmed that income and expenditure had been compared to budget and was as expected subject to the variances the Council was aware of.

# 033/18 Porters Lane and Plumford Lane

Cllr Flynn had not been able to undertake the resident survey yet but he intends to do so.

Lorry Watch:-Kent Highways Services has been asked for a sign and a weight restriction to be installed at the Ashford Road and Porters Lane junction to discourage HGVs

# 034/18 Correspondence

The Clerk had emailed a list of email correspondence to all Councillors.

Noticeboard:- It was noted that at the last meeting the Council looked at whether a company or local labour would be used to build and erect a noticeboard. The playground at Painters Forstal would be a suitable place to erect a noticeboard.

Kent Association of Local Parish Councils meeting was noted. Cllr J Dean-Kimili to attend and feedback.

**035/18 Members’ reports**

There were no member’s reports.

# 036/18 Any other business

There was nothing under Any other business.

The meeting ended at 10.25pm

Next meeting: Wednesday 18th April, 2018 at 7.30pm