

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 6th March 2024 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 meeting commenced at 7.31 pm.

Present:

A Keel – Chairman
A Bowles
R Simmons
B Flynn
C Elworthy

K Lockwood – Clerk

Apologies:

Cllr Rich Lehmann
PC Morris -email report noted by the PC
Cllr T Thompson

037/24 Dispensations

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.

038/24 Covid 19 Restrictions

Due to the small number of people present masks were not worn at the meeting. Precautions would be reviewed on a month-by-month basis and continue to be set as an agenda item.

039/24 Public Participation

There were 3 members of the public in attendance. One member of the public voiced their objections to the two current planning applications; Brogdale Farm and 'Land adjacent to Halke cottage'. The resident's concerns about the Brogdale Farm application included the appearance, size and height of the proposed structure. The plans will result in the loss of green space and potentially open up the way for larger development. Regarding 'Land Adjacent to Halke Cottage', concerns included the intensity of the proposed development on the site and the likely number of vehicles per property increasing traffic movements, and the poor access.

A member of the public voiced their concern about keeping the HIP 'live' and addressed the PC about their ongoing concerns about traffic volume and speeds of traffic on roads in the parish.

Another resident addressed the PC about the Brogdale Farm application, a site that has seen incremental planning applications over the years, it would therefore be reasonable for the parish council to write to Swale BC to request a 'masterplan' of how the new owners intend to move forward. The resident was very concerned about water leaks on the Brogdale Road. Damage had been done to their listed garden walls caused by water 'spreading' from a water leak running down the hill. Similarly, a leak at the top of Whitehill was probably the cause of puddling water in the road adjacent to Coldstream Cottage. Both leaks had originally been reported to SouthEast Water in January and re-reported on several occasions since.

040/24 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 2024.

041/24 Matters arising

Noticeboard:-In response to a resident's query at the last meeting about a PC noticeboard, the boards outside the Anglican Catholic Church had been considered but deemed unsuitable. The Chairman would continue to look for a replacement noticeboard. The playground may well be a suitable location.

Community Hall funding: -PFCA had notified the PC that due to waterlogged ground it would be at least two months before work could start on the overflow car park. It had been agreed that the PC would contribute to the community hall project by buying the materials for the car park and nursery fencing, and funding within agreed limits the hire of any necessary plant and equipment. A resident would carry out the work at no charge.

The PC noted that the overspill from vehicles using the hall is an ongoing concern being raised by residents and on social media. Councillors had a brief discussion on the ways that PFCA might ease the problem including encouraging hirers to ensure that those attending the hall by vehicle park considerately.

HIP:- Good progress is being made using the HIP to engage with KHS. There is another meeting coming up with Jennie Watson to review the points on the HIP. The latest version is on the website.

Speed Watch: - Cllr C Elworthy reported that 8 sessions had been carried out, the team had been located on the Brogdale Road by the M2 bridge, and in the village. 149 vehicles had been recorded as doing more than 35 mph in a 30 zone. PC Morris had been supportive, and it is likely that a larger police team would come back with him that could flag down offending drivers. Only 6 re-offenders had been noted who had previously been caught speeding in the 1st or 2nd week of the sessions.

Faversham Footpaths Group:-A presentation had been made by representatives at the last meeting. The Chairman would email A Oliver and K Beswick at Swale BC and contact D Macey.

Commemorative Trees:- Three of the trees were ready to be planted at Lorenden.

Dog Bins:-A new bin had been placed at the gate at the main entrance to Lorenden. There was a brief discussion on whether the bin should be moved (to the top by Green Leas as originally requested by the parish council) or whether a new bin should be purchased (expenditure would be incurred by the PC). It would be useful to gather views from the community. This is a work in progress and one step to be taken would be monitoring the use of the new bin sited at the main entrance to Lorenden.

Highway Matters and road closures –Gary Gibbs had informed the Chairman that he had raised a 28 day order for potholes to be dealt with on the motorway bridge after the Chairman had reported these. Gary Gibbs had spoken to the owner of the protruding hedge at Coldstream Cottage and served a notice. On the Brogdale Road between the access to the Perry Court construction site and the M2 bridge there is a branch overhanging the road. On Porters Lane it has been noted that there is a tree overhanging the verge at the end cottage.

Belmont- overhanging trees:-the PC would continue to monitor the situation.

Lorry Watch:-Cllr C Elworthy is waiting to be contacted further by the organisers.

Lighting: -A quote had been received from an alternative contractor for the broken light on the Brogdale Road. The contractor had advised that there was a potential problem with the electrical supply and that UK Power Networks would need to come out – they would arrange this. The PC is awaiting a quote from the alternative contractor for providing lighting maintenance for the PC.

Playground: There are no further updates.

Churchman's Farm:- Alice Reeves has still not yet been in contact with the Chairman.

Closure of Faversham Household Waste Recycling Centre (HWRC):- **Action: The Chairman intends to write to Helen Whately.**

Allotments:- It is expected that there will be a turnover of plots when rent demands are sent out but there is a healthy demand. The entrance track is in poor condition and it is intended that repairs will be carried out. The Allotment Officer had obtained a quote for the work. Expenditure would be incurred on this and other work. The Chairman oversaw the removal of 2 sheets of asbestos-containing roof covering by a licensed contractor. There will be an organised rubbish clearance from Joyce Field in April funded by the parish council.

Regarding the Perry Court allotments, the Chairman had spoken to the Faversham Town Council Clerk. The allotments will be overseen by Faversham Town Council. The sports pitch is currently possible impeded by overhead wires. The Chairman would meet with the Faversham Town Council Clerk on site.

D Day 80-6th June 2024:-A bugler will hopefully be engaged for the event and someone to read out the nation's tribute. The Chairman will be having another meeting with PFCA to advance the preparations and advertising for the event. **Action: The Chairman to write to Faversham Town Council to see what arrangements they were making to commemorate the anniversary and if the town council could promote the parish's event.**

Norman's Wood:- The legal process for the transfer of the Wood is in progress.

Faversham Neighbourhood Plan Consultation:- No further updates.

Litterpick:-This is due to take place on 23rd March. Swale BC would collect the rubbish.

Salt bins:- These had been filled.

Defibrillator:- Bensted's Charity had not been able to provide funding. KCC and Swale BC might provide some funding. An application had been made to The British Heart Foundation for a free defibrillator.

The Snowdrop Project:- A local resident had taken on the project.

HugoFox:- There had been a technical issue in that documents were not downloading on certain devices. Cllr B Flynn had been in contact with HugoFox who are in the process of trying to find a solution. A note has been placed on the website advising anyone struggling to download documents to contact the Clerk who could send out the required documents. Cllr B Flynn would chase HugoFox.

042/24 Parish Councillor Vacancies

There are still councillor vacancies, and the Chairman reminded councillors to look out for suitable new recruits willing to demonstrate commitment.

043/24 Highway Improvement Plan (HIP)

This had been dealt with earlier in the meeting.

044/24 D Day 80-6th June 2024

This item had been reported on earlier in the meeting.

045/24 Community Hall Funding

This item had been dealt with earlier in the meeting.

046/24 Norman's Wood

This item had been brought up earlier in the meeting.

047/24 Planning

Applications for consideration:

24/500530/LAWPRO Belmont Paddocks, Stable Cottage Sooks Hill Ospringe Kent ME13 OAD Proposal: Lawful Development Certificate for proposed erection of an 18m² glazed external hallway, to the south east rear facade. We would not be in favour of any further extension to this once modest country cottage and in particular if it involved extra fenestration or glazing. Adverse comments have already been made to the parish council about the light pollution coming from the property during hours of darkness as seen from the Stalisfield Road down the hill.

The Alma Painters Forstal Road Ospringe Kent ME13 ODU Conservation area notification : T1, Nordmann Fir - Reduce height from 9m to 5m to reduce the tree to prevent failure in the future. Noted. The tree had already been cut.

24/500623/AGRREQ Plumford Farm Plumford Lane Ospringe Kent ME13 ODS Prior notification for the erection of a replacement building. For its prior approval to: - Siting, design and external appearance. The application is identical to the application the PC commented on at the February meeting.

24/500560/FULL The Bungalow Abbots Hill Ospringe Faversham Kent ME13 ORR Erection of new detached dwelling with demolition of former dwelling which is currently used as a store/garage.

The planning application does not accord with planning policies so it should not be permitted. There are similarities with Parsonage Oast 23/505784/Full (only a short distance away from this property and also in a rural area) which has recently been refused and many of the comments in the planning officer's report relating to rural policies apply to this proposal.

In particular, the Design and Access Statement seems to misunderstand an important issue. It argues for a replacement dwelling on the basis of the demolition of the building which was formerly a dwelling (up to 1996 or thereabouts until the new dwelling was built). However, the 1996 consent pursuant to which the new dwelling was built also granted consent for the then dwelling to be used for garage/storage/hobby purposes in conjunction with the use of the new dwelling. The building therefore ceased to have planning use as a dwelling at that point and so cannot be regarded today as a dwelling for which replacement can be sought.

Since the existing building has a residential/domestic usage (garage/store/hobby etc ancillary to the use of the 1996 dwelling) it would also not be capable of justifying conversion as the application stands on the basis of the exceptions within the policies which apply restrictions on new dwellings in rural areas.

There are also discrepancies within the application; there is no mention of a garage but it is on the plan

and we note that parking is not fully dealt with in the application paperwork. The materials proposed in the plan are cement weatherboarding not wood or other natural materials.

If Swale BC does approve the application, we would want it conditioned that all mobile structures such as the caravans as per the offer by the agent be removed.

24/500439/HYBRID PROPOSAL Land Adjacent To Halke Cottage Brogdale Road Faversham Kent ME13 8XZ: Hybrid application comprising of: Outline application (with all matters reserved except for access) for erection of 2no. self-build dwellings. Full planning application for creation of access and erection of 4no. dwellings with associated parking and garages.

We cannot see that there are planning policies that underpin and support this application. The site is situated in a semi-rural area, with a large expanse of agricultural land (unallocated for housing) to the west, open land to the east (part of the landscaping of the Perry Court residential development to the northeast), and more agricultural land to the south of the M2 motorway. It therefore falls outside the built confines and so subject to policies which relate to rural areas and impose constraints on development. The application is not for the development of an infill site nor did it seem to comply with policies which provide some exceptions to the normal constraints on development in such areas. Whilst the building of houses would assist with the supply numbers we did not consider this to be sufficient justification for permission to be granted, and would set a unsatisfactory precedent.

If Swale were minded to grant consent (to which we disagree) we would look for changes to the proposals. In particular, the proposal is over-intensive, with the density (six large detached dwellings) far higher than the size of the site can acceptably accommodate. One particular feature of concern is the placing of plot 2 behind plot 1 so that the scheme is not linear along the access road and leads to overcrowding and overlooking. A further concern is the choice of six large detached houses (one with “granny” accommodation) and so no dwellings suitable for first time buyers or “second movers” which would assist in the supply of such homes. Furthermore, the design and the land allocated to the proposed development leaves the existing property Halke Cottage (itself a substantial detached attractive dwelling) with an overly small garden and curtilage. The proximity of plots 1 and 2 to Halke Cottage also presents risks of overlooking. The design did not seem in keeping with the properties around the location.

The access is unsatisfactory and too constrained to serve the number of houses proposed and the anticipated number of traffic movements (the Traffic Statement refers to “large 4/5 bed properties”). We also question the sufficiency of on-site parking for the number and size of the dwellings especially as overspill parking on this section of Brogdale Road would be unacceptable on highway safety grounds. The access plan implies that it satisfies the KCC's requirements for vehicle swept path but still represents a tight turning circle and the risk of traffic seeking to enter the site being delayed/constrained by traffic leaving creating a potential traffic hazard. We noted the sight lines of the proposed access in respect of views to the north were not generous.

21/504695/FULL Syndale Park London Road Ospringe Faversham Kent. Erection of elderly persons care home. Additional Information Received 04.04.23 Amended Information Received 12.12.2023. The amended plans do not address the concerns we have previously expressed. They also fail to address the concerns addressed by KCC highways.

24/500705/REM Brogdale Collections Brogdale Farm Brogdale Road Ospringe Faversham Kent ME13 8XU. 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.

We are concerned about the apparent discrepancies within the documentation in the application with particular regard to---design, layout, and scale. The design, layout and size of the proposed building as shown in the Design and Access Statement is materially different to the building shown on the elevations, sections and floor plans. We would want clarification so that there is certainty as to what

building is being considered under this application and we would expect to have further opportunity to comment on this application when the position is made clear.

Four points of particular concern were:

1. There has been a call for a considerable period of time – including by planning officers – for a masterplan to be produced to regulate the development of Brogdale. Brogdale Farm has been the subject of many planning applications over the years which has led to a disjointed approach to the proper development of this local important and influential site. The impact of a visitor centre in terms of extra visitor numbers and traffic movements is an example of where a masterplan should consider this in the context of other parts of Brogdale which also attract large numbers of visitors. This should be a pre-condition to this application being considered.
2. Location/siting. The proposed positioning of the building opens up the area of land built upon, and so should be moved closer to the existing buildings to reduce this.
3. Height - 6 metres is excessive
4. There has been a history of late-night activities at Brogdale as well as early-morning, causing disturbance and loss of amenity to residents including those who live some distance away down the valley. We would wish to see proactivity and the imposition of limitations on the type and hours of use of the building in this rural setting.

A letter would be written to the East Malling Trust and the planning officer to request a masterplan for the Brogdale Farm site.

24/500684/LBC Brook Farmhouse Whitehill Selling Kent ME13 0DW. Listed Building Consent for minor internal alterations including removal of modern staircase and section of internal wall.

The two alterations appear small in scale and reasonable in order to enable the minor adaptation required for a modern, utilisable living space. No objection

Planning applications pending:

22/505533/FULL Judds Folly Hotel London Road Ospringe Kent ME13 0RH. Erection of a new ground floor orangery and changes to fenestration. Erection of new mansard roofs to north/front elevation over the new function room and first and second storey extensions to the east wing of the hotel building to provide 9no. new hotel rooms. Creation of 12no. new parking spaces.

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. Amended documents and change of description - 02.10.23

22/500912/FULL The Meads Farm Elverland Lane Ospringe ME13 0SP Siting of 1no. mobile home for use by gypsy/traveller family (retrospective).

22/501848/FULL Highfield Faversham Ospringe ME13 0SF Erection of a detached garage with garden room and erection of a single storey side extension to existing barn (retrospective)

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.

20/505877/OUT Brogdale Farm Brogdale Road Ospringe ME13 8XU Outline planning application for mixed-use development comprising a nursery school, holiday lets and workshop/business units.

SBC decisions:

24/500114/AGRIC Plumford Farm Plumford Lane Ospringe Kent ME13 0DS

Prior notification for the erection of a replacement building. For its prior approval to: - Siting, design and external appearance. Prior approval required.

23/505197/SUB Scotts Farm Barn Hansletts Lane Ospringe Kent ME13 0RW. Submission of details to discharge conditions 3 - External Joinery and 4 - External Finishing Materials, Subject to 23/502328/FULL. Permitted.

21/505767/SUB Queen Court Barns Water Lane Ospringe Kent ME13 8UA. Submission of details pursuant to condition 4 (details of both hard and soft landscape) and condition 14 (The bat tiles, bat loft and owl boxes) in relation to planning permission 19/505888/FULL. Application withdrawn.

21/504297/SUB Queen Court Barns Water Lane Ospringe Kent ME13 8UA Submission of Details to Discharge Condition 3- Existing lean-tos, silo water and oil tanks shown to be demolished, Condition 4 - Samples, Condition 5 - Details of the specific cast iron rain water goods, Condition 6 - Details of glazing and rooflight and part discharge Condition 7 Key construction details - Wall insulation system and weatherboard, Eaves and roof insulation, Verges details, Ridge roof junction, hip roof junction, Floor and underfloor, Elevations detail and vertical plan section, Condition 8 - Detailed repair and alterations specification programme - SPAB Repointing Stone and brickwork, Repair of timber frames and roofs, Energy efficiency and historic buildings and Condition 9 - Plans (for Barn 1) subject to 19/505890/LBC. Application withdrawn.

21/505759/SUB Queen Court Barns Water Lane Ospringe Kent ME13 8UA Submission of details to discharge part conditions for condition 4 (details of the proposed Kent peg clay tiles and replacement weatherboarding in the proposed stain or paint finish), condition 5 (additional details of the specific cast iron rain water goods (and associated brackets), condition 7 (Construction details for Barn 2 and revised details Barn 1), condition 8 (Barn 2 - detailed repair and alterations specification and associated works programme) and condition 9 (Barn 1 - revised joinery details) in relation to Listed Building Consent 19/505890/LBC. Withdrawn.

23/505784/FULL3 Parsonage Oast Painters Forstal Road Ospringe Faversham Kent ME13 0EW.

Conversion of an agricultural barn to a single dwellinghouse, erection of a front porch and a boundary wall with associated parking and landscaping. Refused.

Planning Inspectorate appeals:

Appeal 23/500180/REF The Retreat Elverland Lane Ospringe Kent ME13 OSP. Retrospective Temporary change of use of the land for the stationing of two static mobiles and two touring caravans for Gypsy/Traveller occupation for single family for a period of three years. Creation of access track and associated hard and soft landscaping. Original ref 23/504136/FULL pins ref APP/V2255/W/23/3333589 – in process.

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 OS

Appeal against Enforcement Notice - Without planning permission, the erection of a stables and kennel buildings, the erection of a timber framed kennel, the alteration of land levels and the stationing of a touring caravan. Pending. PINs ref APP/V2255/C/23/3327594.

The Risk Assessment had been circulated and approved in principle with amendments to include social media as requested by Cllr B Flynn. The Risk Assessment with social media amendments would be tabled for approval at the next meeting.

049/24 Finance

Payments for Approval: -

OPC Current Account

Chq no 1636 To Ospringe Church for March council meeting £20.00

Chq no 1637 To Swale Borough Council for mowing 1 4 23 – 31 3 2024 £258.36

Chq no 1638 To K Lockwood – 4th quarter Clerk's pay plus agreed back pay £950.40

Monthly direct debit to Hugofox Limited £11.99 for website service monthly subscription

Receipts:

£1,049.00 from J Goulder for legal fees for transfer of Norman's Wood

Payments for Approval:-

Allotment Account

Chq no 0390 To Westland UK Limited for removal of 2 redundant sheets £192.00

Chq no 0391 To Mr A Keel – expenses £20.00

Receipts: None to report

Variances against budget

Less spent on general maintenance as matting and further maintenance not carried out in the current year.

Less spent on training.

Less spent on Audit as OPC resolved to exempt itself from external audit for 2023-24.

Less spent on Elections as the election was uncontested.

OPC did not take out a PWLB loan so budgeted first instalment of the loan was not made and associated costs of taking out the loan were not incurred.

More spent on mowing by Swale BC as they have invoiced for both prior year and current year.

OPC received a financial contribution from J Goulder for legal fees for the transfer of Norman's Wood.

A Bank reconciliation as at 3rd February 2024 and budget monitoring document had been circulated by the Clerk before the meeting.

050/24 Correspondence

The Clerk had circulated a list of correspondence. Cllr C Elworthy noted the Winter Support Scheme KALC email. This may be of use to PFCA as the Community Hall hosts community tea and biscuits events to bring people together. It was noted that the deadline had passed. **Action: The Clerk to contact KALC to ask whether PFCA could apply for funding directly.**

051/24 Members' reports –

Cllr A Bowles reported that he would be unable to attend the next KALC Swale Area Committee meeting. the KALC Swale AGM would be held in May.

The Chairman had attended a planning information session at the Community Hall which had included a

variety of speakers such as 'Farms fields and fresh air' and CPRE, facilitated by the Green Party. The acoustics had been reasonable due to the large number of people in the main hall.

There was a brief discussion about the suitability of the foyer of the Community Hall for future parish council meetings. It was decided that the next PC meeting would be held in the Church room but the future use of the foyer would be kept under review. The size of the foyer was a concern and the current small parking facility was also problematic.

052/24 Any other business- There was none

Meeting ended at 10.25 pm
Next meeting: 3rd April 2024