

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 4th of March 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 7.39pm

Present:

A Keel – Chairman
B Flynn – Vice-chairman
R Simmons
A Bowles
C Elworthy

K Lockwood – Clerk

PC Morris

Apologies:

C James- out of the country. Approved.
Cllr Rich Lehmann

034/26 Covid 19 Precautions

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

035/26 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.

036/26 Public Participation

There were no members of the public in attendance.

037/26 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 4th of February 2026. and the Minutes of the EOM held on 18th of February 2026.

038/26 Matters arising

Swale Borough Council's Community Governance Review:-A response had been submitted.

Swale Borough Council's Local Plan Review and Reg 18 consultation:-OPC had sent a response.

Highways and road closures:- There are a number of potholes which have worsened both in the parish and on the roads nearby. Potholes on the Brogdale Road M2 motorway bridge are still to be filled. The PC noted that the pothole outside 1 Pumford Cottages has been filled unsatisfactorily, and there are others on Plumford Lane that still need attention.

National Highways – Painters Forstal Road M2 Bridge closure had begun a week late. Extra signage had been put up to give advance warning of the closure to motorists.

Ongoing communication with Ashley Bailey at KHC continues, to help ensure that signage for future closures is more specific, clear and informative.

Fly tipping:- There had been 3 instances of fly tipping on Plumford Lane in the last 3-4 weeks.

Playground:- The Chairman had arranged a follow-up meeting with the contractor favoured by Swale BC. Another contractor had been approached who had just taken over an existing business which had previously quoted for the work, the wet pour element of the work would be subcontracted out with this business. A 3rd quote would be obtained from another contractor. The Tree Officer needs to inspect the tree roots before the safety surfacing can be replaced, and this step needs to be built into the works schedule.

Lighting:- UK Power Networks had sent the required certificate needed to change energy providers and communicated that charging would be based now on 1 MPAN. UtilityAid has potentially found an energy supplier. The PC would also attempt to go directly to other energy providers to obtain the best deal but very few providers will take on unmetered supplies.

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

Allotments:- There are 2 allotment holders currently on the waiting list. The Chairman would write to the owners of the properties where the yew tree branches are overhanging the paddock to see if work can be undertaken on them so that the paddock can be used for sheep grazing.

St John's College will be carrying out a tree survey.

Rent letters are due to be sent to the allotment holders later in the month.

SpeedWatch:- One session had taken place since the last meeting. New signs for new SpeedWatch locations are expected.

Norman's Wood:- Finding someone to write a woodland management plan is still a work in progress for Cllr C Elworthy. A resident had reported a tree that was leaning over and resting on power lines. Cllr C Elworthy had arranged for its removal.

The Duchy development:- The PC had submitted a response.

Kent Downs National Landscape boundary review:- No further updates.

Ospringe School using the Joyce Field allotment track:- The school had informed the PC that they had finished using the track.

Litterpick:- There were a group of volunteers available to help. The Chairman would coordinate the event.

039/26 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.

040/26 Highway Improvement Plan

Jennie Watson was not able attend a site visit but had suggested some dates for a virtual meeting. These dates were not feasible so alternative dates would be looked at. PC Morris may be able to find someone who could write a report about the Bay Hill/Stalisfield Road junction in support of the PC,

when bringing the concerns about the junction to KHS.

The PC considered correspondence from a resident regarding highways and SatNavs.

The Chairman thanked Cllr B Flynn for reporting the speed limit on Porters Lane to Google Maps, TomTom and Ways, in an effort to get their mapping to recognise the new speed limit and width restriction.

041/26 Approval and adoption of Policies

The PC **unanimously approved** the following policies, which were formally adopted by the PC.

Publication Scheme, Data Protection policy, Retention Policy and IT Policy. Each policy would be reviewed on a yearly basis. They would be placed on the parish council website.

The Chairman thanked Cllr B Flynn for his work on the policies.

042/26 Risk Assessment

The Risk Assessment had been reviewed and was formally **approved and adopted**.

043/26 LGR Consultation

It was agreed that no response would be made.

044/26 Planning

Applications for consideration

26/500692/LBC Queen Court Barns Water Lane Ospringe Kent ME13 8UA Listed building consent to restore / repair and reuse freestanding outbuilding for storage of ground maintenance equipment for ancillary use in association with 22/504036/FULL. No objections.

Planning applications pending:

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.

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

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.

25/503491/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.

25/504679/LAWPRO Scotts Oast Hansletts Lane Ospringe Kent ME13 0RW Proposal: Lawful Development Certificate for proposed installation of solar panel on garage roof.

Decisions

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). 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. Environmental Impact Assessment not required.

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

Hill Top Farm:- No response to the PC's latest email had been received from Paul Casey.

Martlesham Cottage:-The PC had received reports which had been passed to Newnham PC.

045/26 Finance

OPC Current Account

Payments for Approval: -

Chq no 1727 To Ospringe Church for room rent for March meeting £20.00

Chq no 1728 To K Lockwood 4th quarter Clerk's pay £834.60

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: Members Localism Grant £300.00

Allotment Account

Payments for Approval:-

None to report

Receipts: None to report

Variances against budget – reported at the February meeting.

046/26 Correspondence

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

The PC noted the email from CPRE about the consultation on the NPPF.

047/26 Members' reports.

The Chairman had attended the Swale KALC meeting. Representatives from Swale BC had delivered a presentation about loneliness and social isolation. There had been an update from the Police. Mike Baldock suggested that the Rural Task Force do a presentation at the September meeting.

048/26 Any other business. There was none.

Meeting ended at 9.07 pm.

Next meeting: 1st April 2026.