

Ospringe Parish Council

The Parish Council meeting was held on Wednesday 1st of October 2025 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. Prior to the official parish council meeting a presentation took place to award prizes and certificates to the 2025 Ospringe in Bloom winners. The Chairman expressed the PC's gratitude to the judges for their work in facilitating the competition which benefits the community. The judges stated that they had enjoyed seeing the gardens at various stages throughout the year and asked if a notice could be put in the local newsletter next year to advertise Ospringe in Bloom to local residents. The official meeting commenced at 7.39pm

Present:

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

PC J Tancock

K Lockwood – Clerk

Apologies:

Cllr Rich Lehmann

138/25 Covid 19 Precautions

The Chairman noted that there were slightly more people in attendance at the meeting, but there was good ventilation in the room so masks would not be required. This would continue to be reviewed on a month-by-month basis and set as an agenda item, especially as numbers of a new Covid strain were rising.

139/25 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. The above councillors signed dispensation forms valid for another 4 years.

140/25 Public Participation –There were five members of the public in attendance.

One member of the public enquired as to whether a member of the PC would give a summary of the speeds of vehicles produced by the SpeedWatch session to be used at the forthcoming Brogdale Farm appeal. The Chairman encouraged the resident to have their say from personal knowledge about the speeds. The Chairman would attend. A written submission had been put in by the parish council and there would probably be limited scope for adding more verbally on the day.

One member of the public addressed PC Tancock about anti-social quad bike usage in the parish. PC Tancock advised that such incidents should be reported with photo evidence.

Members of the public enquired about when roundels would be painted on Porters Lane and possibly Brogdale Road. The Chairman would follow this up. Another member of the public enquired about when the lanes with restrictions would be removed from SatNav. The Chairman stated that the highways work is a stage-by-stage process, and that finding out how sat navs and maps such as Google

maps received data on roads would need to be investigated.

The same member of the public reiterated their concerns expressed previously about traffic numbers on the lanes and the lack of space on the lanes for the amount of traffic. He had as yet not seen a change in traffic numbers in Porters Lane as a result of the new restrictions. The member of the public had previously engaged with Helen Whately MP and Cllr Rich Lehmann about his concerns and would like people to think differently about the traffic issues.

PC Tancock attended as the new PC covering the area. He is currently covering several areas until his department can recruit further personnel for the department. The parish council asked the PC to feedback that the previous coffee morning/drop-in sessions run by PC Morris had been very good for community engagement and his support for SpeedWatch sessions had been appreciated.

The Chairman asked if PC Tancock was able to present a uniformed police presence to support the new 30 mph restriction on Whitehill/Eastling Road, and if an informal speed check session could take place at the bottom of White Hill at the entrance to Lorenden Park.

PC Tancock reported that there had been some anti-social behaviour in the parish namely, hare coursing, dangerous quad bike usage in restricted and unsuitable lanes and pathways. There could potentially be a drop-in surgery every six weeks.

141/25 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 3rd September 2025. The council noted that 9th of July Minutes should read 4th of June 2025 “parish council meeting” not “annual parish council meeting”. Item 107/25.

142/25 Matters arising

20/505877/OUT Brogdale Farm appeal:-The Chairman and Cllr A Bowles are to attend the appeal.

Width and Speed restrictions:- The work was carried out but not as envisaged by the parish council or the schedule provided to it. Moreover, the width restriction signage is incorrect as it shows a height restriction. This has been reported to KHS and new signage is awaited. KHS had said that roundels on the road would be painted in due course. The Chairman would find out if this included the Brogdale Road.

Cllr B Flynn reported that the PC had received good feedback from residents about the speed and width restrictions.

Road Closures:- It has proved difficult to coordinate the closures for the width and speed restrictions work, but a programme was agreed with KHS which should minimise disturbance and disruption. The Brogdale Road UK Power Network closure in relation to land adjacent to Halke Cottages has been put back to November, and will be followed up with KHS to try and ensure minimum disruption given the eight day closure. The Bay Hill water leak has been repaired and again this involved a complete road closure, including when work was seemingly completed and partial closure might have been possible.

The pedestrian gate at the entrance to Lorenden:-The Chairman would speak to D Macey about who to contact at KHS about the possibility of signage to warn motorists about the potential of pedestrians stepping out into the road.

Highways:-The potholes to be filled on the Brogdale Road motorway bridge would be reported using the fault reporting tool.

Playground:- Two quotes for the work needed have now been received, both need refining.

Lighting:- UtilityAid had been in contact after their initial proposed deal with Ecocricity. The PC is still waiting for an appropriate response from EDF regarding a deal, and would prefer to obtain this before

moving elsewhere.

NatWest:-Changing the bank mandate is still a work in progress.

Allotments:-Fencing had been carried out on a couple of allotments. New allotment holders have been signed up and there are no vacancies at present.

SpeedWatch:-There had been 2 more sessions since the last meeting. Data had not yet been processed.

Norman's Wood:-The PC would meet the Croft family on 6th November.

The Duchy development:-The PC would finalise their response.

LorryWatch:-The final piece of paperwork had been completed and confirmation of registration is now awaited.

143/25 Norman's Wood

This was covered under Matters Arising

144/25 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.

145/25 Highway Improvement Plan (HIP)

The width and speed restriction work had been completed, save for correction of the signage and painting of roundels on the road. Now that this has been done, the PC would look to revise the HIP in the coming months, taking into account residents' views which would be reviewed at the December meeting. After gathering suggestions, the HIP would be refined, and used for the next engagement with KHS. A message would be put out on social media asking for suggestions. The PC noted a resident's concern about the safety of the Dark Hill and Stalisfield junction following an incident. This could potentially be an item on the revised HIP.

146/25 Assertion 10

Cllr B Flynn reported that he had successfully set up his new councillor email. He would send around some instructions for email set-up. A draft IT policy had been written by him. The Publication Scheme and an update of the Retention Policy and Privacy Policy were still being worked on by Cllr Flynn. The policies would be formally approved and adopted by the PC.

147/25 Planning

Applications for consideration:

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).

We noted that the application – the third for this site – seeks consent for more extensive development than the previous two submitted by this applicant and includes a significant amount of development which has already taken place without prior consent. We object to the application.

The whole site sits within countryside outside of any settlement, and within the North Downs National Landscape (AONB). What is proposed is incompatible with the site's location, and also represents over-

development.

Whilst we noted that the proposed works and alterations to the dwelling are slightly less than sought in the previous two applications (although by scaling the drawings we found that the extent of the existing dwelling which it is proposed to demolish is less than stated), they are still in terms of scale, mass and aesthetic out of keeping with the original building, especially in regard to the amount of fenestration. The dwelling occupies a prominent and elevated position, now much more prominent since extensive tree and shrub cover has been removed, as can be seen by comparing the photos in the preliminary ecological assessment. It will be visible from numerous points including public footpaths and the highway.

The proposed increase in the size of the dwelling – as compared to its original size – takes it beyond the normally recognised limit for rural extensions in Swale.

The development sought – both the alterations and extensions to the dwelling as well as the other development - is not in keeping with its location.

The newly-erected stables appear to have a footprint of approx 136m sq, in contrast to the demolished stables which were (scaled from Google Earth) approx. 58m sq. They are both in terms of mass and height excessive. Moreover, the “tack room” is fitted with a large window and a photo submitted with the application shows a lounge chair, so not consistent with equine use. The size and location of the window is incongruous in a stable.

The newly-constructed menage is likewise inappropriate in this location. Considerable excavations would have been needed in order to establish the ground levels, and the resultant difference in height of the immediately surrounding land has necessitated a substantial retaining wall, again out of keeping with this rural site. The fencing surrounding the manege adds to the appearance of over-development.

The horse shelter – also already constructed – is poorly located and is very visible from points along both the Stalisfield Road and Eastling Road/Whitehill.

A further concern is the outside lighting which has been installed on the menage and elsewhere on site. As previously stated, the site is in an elevated position with tree and shrub cover now much reduced from prior to any development on the site. The result is that the spillage of light is clearly visible from near and distant points and is incompatible in its location. The problem would be exacerbated if the proposed extensions and alterations to the dwelling are permitted. The amount of fenestration at that elevation will produce undesirable light pollution in the surrounding countryside, which includes the immediately adjacent farmland classified as priority one designated habitat. The adjacent and nearby farmland is also within a Defra-designated Landscape and Nature Recovery Plan. The light spillage will draw undue attention to the dwelling, which is inconsistent with its location in the NL.

The preliminary ecological assessment forming part of the application does not provide in our view a satisfactory baseline position, as it has assessed the site in its much worked-upon state rather than in the condition before any development or works took place. This is evident from the photos in the report. Moreover, the original tree conservation plan has not been followed with tree earmarked for retaining not being kept. It is inevitable that the scale of works has adversely affected the ecological state and condition of the site as a whole – again evident from comparing the 2021 and 2025 aerial photos. No development should be approved without proof that it satisfies the current planning ecological requirements.

We feel that the extensive new entrance/boundary walls now constructed are not in keeping with the rural location and nearby properties.

As stated in relation to the previous application, we would ask that if the application is permitted that it includes a condition removing all further permitted development rights given the extensive/intensive development carried out/proposed.

Finally, we consider that this might be an application which would be beneficially the subject of a site visit if the application were to be considered by the Planning Committee.

25/503853/FULL Oaks Cottage Abbots Hill Ospringe Kent ME13 ORR. Erection of a side part replacement two storey extension with a single rear extension. Alteration of external materials.

The Design and Access Statement doesn't refer to the Ospringe Parish Design Statement particularly in reference to the proposed design. We feel that the existing weatherboarding is an attractive feature and more in keeping with the location and local design, and rather than its removal would prefer to see it retained and for the weatherboarding to surround the extensions.

Given the property's position on the designated rural lane, we would like to see care taken with the design characteristic to reflect its rural location.

Whilst we note the two examples in the Design and Access Statement of large extensions being allowed on appeal, we do have concerns about the scale of the proposals which would be a significant increase in size over the original footprint of the house.

25/503795/TCA Forstal House Painters Forstal Road Ospringe Kent ME13 ODU. Conservation area notification: T1 - Quercus robur. Crown reduction to west spread from 5m - 3m and reduction to western spread height from 9m-7m; T2 - Surbus acuparia. Formative pruning to crown to keep tree at a smaller size and cut back from neighbours property. Reduce height from 6m-4.5m and spread in all directions from 3m - 1.8m; T3 - Alnus glutinosa. Sectionally fell and remove to allow Himalayan Birch grove and Quercus robur to thrive. We defer to the expertise of the Tree Officer

Planning applications pending:

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).a) Full planning permission for Phase 1 of a mixed-use residential led development of 261 homes and 3,021 sq m of non-residential space, including: local centre with retail, commercial, community, business and/or employment uses (including Class E uses); water recycling centre; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; supporting infrastructure; engineering, utilities, and other associated works. b) Outline planning permission for the remaining phases of the mixed-use residential led development, including: retail, hotel, commercial, business, employment uses (including Class E uses); Class B2 and/or B8 uses; community and sports provision; primary school; nursery accommodation; health facilities; sheltered and/or other older persons' accommodation; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; temporary access and construction route(s) as required; supporting infrastructure; engineering, utilities, and other associated works including the demolition of buildings and structures. All matters to be reserved.

25/502797/OUT Land Adjoining The Bungalow Abbots Hill Ospringe Kent ME13 ORR. Outline planning application (with all matters reserved) for erection of 4no. new dwellings homes with associated works following demolition of the existing building.

25/501495/OUT Land At Perry Court London Road Faversham Kent ME13 8YA Proposal: 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.

25/502562/SUB Site A Land At Preston Fields Salters Lane Faversham Kent ME13 8YD Submission of details pursuant to conditions 2 (Traffic Regulation Order), and 5 (scheme to prevent vehicular parking to allow servicing of foul pumping station), subject to application 24/501929/REM.

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.

24/504017/FULL Black Cottages Mutton Lane Ospringe Kent ME13 8UH. Erection of 2no. dwellings as replacement of former dwellings, with associated car port. (Re-submission of application 19/504417/FULL.

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 Proposal: 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 5.07.24.

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. Additional information- received 16.05.24 Amended documents and change of description - 02.10.23

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.
SBC decisions:

25/500847/FULL The Old Vicarage Water Lane Ospringe Kent ME13 8XS Erection of single storey side/rear extension, including associated works consisting demolition of 2no. garden sheds, removal of existing chimney stack, erection of boundary fence and new potting shed. Approved.

Planning Inspectorate appeals:

23/500143/ENF /21/500507/OPDEV Hill Top Farm Elverland Lane Ospringe Faversham Kent ME13 0S 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.

Appeal 20/505877/OUT PINS reference: APP/V2255/W/25/3368880. Notification of Appeal Lodged with the Planning Inspectorate Proposal: Outline planning application for mixed-use development comprising up to 360sqm nursery school (use Class Ef), up to five holiday lets and up to 1,710sqm of flexible workshop, industrial & research and development floorspace (use Class Eg (ii, iii)), with all matters reserved except access from Brogdale Road. Location: Brogdale Farm Brogdale Road Ospringe.

Horseshoe Farm and Hill Top Farm: -No response from Mr Casey at Swale BC on either case.

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

148/25 Audit

The Conclusion of Audit notice for 2024-25 had been placed on the website and on the noticeboard. The PC notes that no issues or points to follow up were identified by the external auditor, and as a result no action is required.

149/25 Finance

OPC Current Account

Payments for Approval: -

Chq no 1710 To Ospringe Church for room rent for October meeting £20.00

Chq no 1711 To K Lockwood – reimburse for hire of IT support for upgrade to Windows 11 £50.00

Direct debit to Hugofox Limited £11.99 for monthly website service – expected.

Direct debit to Hugofox for councillor email addresses £20.99 – expected.

Notification of 2nd instalment of the Precept from Swale BC £7000

Allotment Account

Payments for Approval:-

Chq no 0401 To Mr FIX IT for fencing work and materials £1,280.00

Chq no 0402 To St John's College for Allotment rent £850.00

Receipts: None to report

Variances over budget – previously reported.

A bank reconciliation as at 3rd September 2025 and budget monitoring document had been circulated before the meeting.

150/25 Correspondence

Email from KALC SAC – Fault reporting tool. Noted.

Email from KCC – KCC Highways and Transportation seminars. Noted.

Email from KALC SAC – 20th of October meeting. Noted.

Email from Swale BC re nominations for the Local Heritage List. Noted. **Action:** The Chairman would write regarding potentially nominating the Allotments on the list.

Email from Swale BC re LGR County engagement letter. Noted.

Email from Swale BC Local Council Parish Liaison Forum. Noted.

Email from Swale BC Agenda – Swale Joint Transportation Board. Noted.

Email from KALC – AGM. Noted.

Email from KCC – Budget consultation. Noted.

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

151/25 Members' reports

Cllr A Bowles would attend the Kent Highways seminar, and the Police and rural crime commissioners meeting.

The KALC AGM and KALC executive committee meetings are coming up.

Cllr B Flynn had attended the LGR seminar. Proposals for new unitary councils need a business plan in order to be taken forward by the government. The new unitary authorities would be decided next spring. The new councils would go live in 2028. Local Plans would be kept but uncertainties remained - eg on how they would be interpreted in case of overlap of more than one plan onto a single unitary area. Once the reorganization had taken place new plans would presumably need to be put in place. The Chairman intended to go to the LGR workshop being run by Swale BC.

152/25 Any other business- There was none.

Meeting ended at 10.25 pm. Next meeting: 5th November 2025.