

MINUTES OF EXTRAORDINARY MEETING LANGDON PARISH COUNCIL
East Langdon Village Hall
28 September 2016

Present: Cllr C Shaw (Chairman), Cllr D Jarvis, Cllr A Minns, Cllr B Price-Stephens, Cllr J Watson, The Clerk and 28 members of the public

1. **DECLARATION OF INTERESTS** There were no declarations of interest
2. **APOLOGIES** Apologies for absence were received from Cllr S Craft (holiday) and Cllr J Dyer (holiday)
3. **PLANNING**

DOV/16/00968

Proposal: Erection of 10 dwellings (2 with car barns) creation of vehicular access, parking and associated landscaping

Location: Land at Westside, East Langdon, CT15 5JG

The chairman outlined the background to the application and the relevance of the Land Allocation Local Plan. The formal meeting was then adjourned to facilitate comments from members of the public.

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|-----------------|-------------|--|
| Mr A Stothart | 19 Westside | <ul style="list-style-type: none">• Modification of access can only be achieved by taking away the pavement, reducing gardens, using school or agricultural land.• Can DDC impose temporary no parking in the area? |
| Mrs K Hollier | 34 Westside | <ul style="list-style-type: none">• Cars are parked all day, some double parked, and children play in the road.• Large trucks and lorries would pose a danger and access needs to be from elsewhere e.g. agricultural land.• There were problems tracing a sewer connection for the proposed new development adjacent to no. 36 |
| Mr P Ashenhurst | 7 Westside | <ul style="list-style-type: none">• Through traffic on the single track narrow roads is on the increase and problems on the A258 frequently create a rat run through the village.• The Whitfield development will cause an increase in traffic going to the station.• Parking is inadequate both at the school and playing field leading to cars being parked right through the village from Jossenblok with illegal parking on the bends.• School parking is often from 8.30 am – at least 10.00am and from 2.30pm |

		– at least 4.00pm.
		<ul style="list-style-type: none"> • Congestion means that the dust cart is unable to turn and is forced to back up Westside. • Will Westside be dug up to enable connections for sewage, water and electricity?
Mr J Smith	17 Westside	<ul style="list-style-type: none"> • The impact on residents will be horrific. • Loss of children’s hard surface play area. • Developer should purchase additional land for access
Mr E Beeney	28 Westside	<ul style="list-style-type: none"> • Can the application be changed to create a car park?
Mrs P Jacobs Hall	14 Westside	<ul style="list-style-type: none"> • Area behind 10 & 12 originally a play area but now vacant.
Mr A Hyde	Solton Close	<ul style="list-style-type: none"> • Important to ensure that any development engenders a positive outcome for the village. • The developer has not addressed a) the impact on residents b) the impact of rain water coming down the slope from the development • The construction period will be highly disruptive • An independent report is needed to demonstrate the impact on the village
Mrs A Taylor	21 Westside	<ul style="list-style-type: none"> • Parking presents a hazard for access by emergency vehicles.

The formal meeting then resumed and the chairman invited comments from councillors.

- AM
- Residents are advised not to jeopardise their case by parking on the pavement.
 - Parking permits are in use in the roads around Folkestone West station. Majority of Westside would support a scheme but is it enforceable?
 - Double yellow lines have been painted on Archers Court Road to allow access for construction vehicles at Whitfield
 - An application for temporary no-parking would be considered by the Dover Joint Transportation Board who would make recommendation to DDC and KHS
 - The infrastructure is not capable of carrying additional traffic.
 - There has been no assessment of the impact on adjacent parishes of the various developments in Dover District.

- JW
 - Application could result in over development
 - Construction of property in Roman Road Martin Mill has caused much disruption
- BPS
 - Serious parking issues
 - Construction period has potential for health risks to school pupils
- DJ
 - A pleasant development but context needs consideration
- CS
 - DDC required applicant to increase number of house from 9 – 10 in line with density policy
 - Affordable housing policy has been waived
 - A community levy could compensate for loss of play spaces and provide car parking at the playing field. Developer argues that playing field provides all the necessary space. Developer is being let off by DDC
 - Construction traffic could enter on temporary trackways as used at Guston solar farm

A proposal was put to the meeting that the development be refused.

Proposed: Cllr A Minns
Seconded: Cllr B Price-Stephens
Carried unanimously

Langdon Parish Council objects to the application and comments:

- The application fails to demonstrate consideration of the existing access and parking difficulties in Westside
- The construction period would impact on school traffic
- There is no assessment of the impact of large vehicles accessing the site
- There are no arrangements in place for holding large vehicles until the area is clear of school traffic of Guston solar farm
- Car parking on site is minimal – 5 visitor spaces are insufficient
- Is the turning head sufficiently large?
- Ecological surveys were carried out after the site was cleared when only the peripheral hedges remained
- Surface drainage has not been assessed
- Internet connection is not considered
- Access for emergency services to be addressed
- Waiving of affordable housing provision not acceptable. Section 106 payment needed
- There has been no engagement with the local community.

The meeting closed at 8.35 pm.

Signed.....

Date.....

