

MINUTES OF LANGDON PARISH COUNCIL
East Langdon Village Hall
20 December 2010

Present: Cllr C Shaw (Chairman), Cllr J Beer, Cllr S Craft, Cllr J Dyer, The Clerk, and one member of the public.

1. **DECLARATION OF INTERESTS** There were no declarations of interest.
2. **APOLOGIES** There were apologies from Cllr Walters (travel difficulties in the snow), District Cllr P Watkins and District Cllr I Ward (snow).
3. **MINUTES** The minutes of the meeting held on 15 November 2010 were accepted as a true record.

Proposed: Cllr Dyer
Seconded: Cllr Craft

4. **MATTERS ARISING**
Councillor Vacancies There has been an expression of interest in the vacancy.
Seat on Village Green Carried forward to the next meeting.
The Meadow The matter is being pursued by DDC's planning consultant
Salt bins The damaged bins have been repaired. KHS advise that no new bins are available this year and in future all must score a minimum of 120 points from a list of criteria before being considered. Salt bins can be funded from Member's grants but the same criteria apply.
Airvolution Energy Met Mast Application The application was considered by the Planning Committee on Thursday 9 December 2010. Cllr Shaw spoke on behalf of the Parish Council and Langdon Action Group. A decision has been deferred pending an Aeronautical Impact Statement.
5. **LDF SITE ALLOCATIONS DOCUMENT** A public meeting was held on 29 November 2010 attended by 15 members of the community. A variety of issues were discussed and there was a positive response to the idea of creating a Parish Plan. Feedback from the meeting informed a draft response (Annexe A) that was circulated to Members and it was proposed and agreed that this should be ratified and submitted to DDC.

Proposed: Cllr Dyer
Seconded: Cllr Craft

6. **REPORT FROM NEIGHBOURHOOD POLICE OFFICER**
There was no report available.

7. CORRESPONDENCE

DDC – A comprehensive reply has been received from Tim Flisher in response to concerns expressed about the electronic notification of planning applications. He confirms that, from April, there will be no hard copies available and that new software will not be required to access the information. A variety of solutions is anticipated from individual parishes but there will not be any assistance forthcoming from DDC in either provision of equipment or a contribution towards the cost of purchase.

KCC – A statement has been issued expressing dismay at the high level of fares being faced by Kent commuters.

KHS - There has been improved communication during the snowy weather with updates road conditions circulated daily.

CPRE – Copies of Countryside Voice and Fieldwork have been received (*given to Cllr Shaw*).

Lord Lieutenant of Kent - The Annual Civic Service will be held in Canterbury Cathedral on Tuesday 29 March 2011 at 11.00 am.

UK Power Networks – Advice has been received that EDF Energy Network businesses are now operating under the name of UK Power Networks.

8. FINANCE

Approval of payments

KALC – purchase of Local Council Administration 8th edition £59

Proposed: Cllr Craft

Seconded: Cllr Dyer

Quarterly finance statement

The statement was circulated and discussed in relation to the budget 2011-2012.

Budget 2011 – 2012

A request from the PCC of St Augustine's church for assistance with the cost of strimming the church yard was considered and an award of £250 was agreed subject to annual review.

A quotation for Grounds Maintenance from Landscape Services was accepted but it was suggested that additional quotations should be considered when the budget for 2012-2013 is prepared.

A draft budget had previously been circulated and following discussion it was agreed that the precept for 2011-2012 be set once again at £11,000. It was noted that there will be local elections in 2011 but it was agreed that there are sufficient funds available should there be a contested election without the need to raise the precept.

It was agreed that the excess of £1846 in the bank account from the windfarm appeal should continue to be ring fenced.

Proposed: Cllr Dyer

Seconded: Cllr Beer

It was agreed that the clerk's salary be increased from SCP23 to SCP 24 with effect from 1 April 2011.

Proposed: Cllr Craft

Seconded: Cllr Dyer

PLANNING

PLANNING APPLICATION

TREWORK IN CONSERVATION AREA - CONSULTATION

TC/10/00110

Proposal: Crown reduction by approx 30% to one Ash tree

Location: 8 School Cottages The Street, East Langdon

The Council has no objections.

DECISIONS BY DOVER DISTRICT COUNCIL

10/00983 Screening opinion for the installation of a wind turbine

Location: Engine Shed Land, East Langdon

Environmental Statement required

10. REPORTS FROM OTHER BODIES

Playing Field Committee The Christmas Fayre raised £142.

Village Hall Committee The grant from the Small Community Capital Projects Fund has yet to be approved by KCC.

ANY OTHER BUSINESS

Whitfield Planning Application A substantial volume of material has been received requiring a response to DDC by 29 January 2011. It was agreed that an extraordinary meeting of the council be called for Monday 10 January 2011 at 7.30 pm when the application will form the sole agenda item.

12. NEXT MEETING The next meeting will be held at 7.30 pm on 17 January 2011 in East Langdon village hall.

The meeting closed at 9.00 pm.

Signed.....

Date.....

ANNEXE A

1. At a public consultation meeting, the community recognised the need to not restrict natural development of the 4 villages in the Parish, predominantly East Langdon.
2. The recent development of 9 homes on the site of Church Farm in East Langdon had been of a scale appropriate to the size of the village and was felt to be a positive contribution to the village, with increased leisure use of the village green and more local pupils at the village primary school not needing vehicular transport to travel to/from school! The design of the development had been a major factor in this positive assessment, given its location in a Conservation Area and the number of Listed Properties surrounding it.
3. There was strong opposition to development on a scale which would irrevocably change the nature and balance of the village. With limited infrastructure (see 6. below) it was felt that only small incremental expansion of the village should be considered. There was strong opposition to the use of agricultural land at the Martin end of the village given the very limited highway facilities at that end of the village and the pressure on the existing roads there at the start and end of the school day. Site SHL086 was universally deprecated.
4. Given the location of the Church and the Village Green, and the more diverse arrangement of roads with 3 routes out of the village at the Guston end of the village, appropriate development at this end of the village was felt to be more desirable. There was therefore guarded support for development of Langdon Court Farm (SHL044) but only when there was no further agricultural usage of the site - East Langdon does not want to see a reduction of agricultural activity - and not at the sort of density indicated. Any development should be undertaken on the basis that it will be in the Conservation Area if indeed it is not already.
5. The guarded support was on account of the view that this might not be the best location at this end of the village and that a better outcome might emerge as a consequence of the creation of a Village Plan, support for which was expressed at the meeting and the commitment to which will be determined in the New Year. There was also a strong view that the final plan should reflect the earlier policy for a number of affordable homes as identified with the help of The Rural Housing Trust in 2006.
6. The infrastructure limitations were identified as:-
 - Lack of pavements in the village.
 - Prevalence of single track roads with few passing places other than those gouged out of the banks by traffic.
 - Consequential capacity limitations of the highway given the need for it to be used by farm traffic, delivery vehicles, the existing bus service, equestrian traffic, school traffic, cars, cyclists and pedestrians
 - Lack of spare spaces in the school.

- Remoteness of any GP facility.
- Lack of any mains gas supply.

Only a very limited development would avoid a disproportionate increase in the carbon footprint of the village.

7. The site at Martin Mill has featured in a number of previous planning applications none of which were successful. Access and poor sight lines from the junction with Station Road during opening hours at the Ugly Duckling were the main reasons for refusal. The public house is now a private dwelling and the parking issue no longer applies. However access to the site continues to be poor and Green Lane, an unadopted road, has a poor surface. Three properties would bring with them a disproportionate increase in traffic to an area that has enjoyed a settled existence over a long period.