

**MINUTES OF LANGDON PARISH COUNCIL**  
**East Langdon Village Hall**  
**18 June 2012**

Present: Cllr C Shaw (Chairman), Cllr S Craft, Cllr J Dyer, Cllr A Minns, Cllr J Watson, The Clerk, County Cllr S Manion, and three members of the public.

1. **DECLARATION OF INTERESTS** There were no declarations of interest
2. **APOLOGIES** Cllr R Walters (unwell) and District Cllr P Watkins.
3. **MINUTES** The minutes of the meeting held on 14 May 2012 were accepted as a true record.

**Proposed: Cllr A Minns**

**Seconded: Cllr S Craft**

4. **MATTERS ARISING**

Jubilee Celebrations Poor weather on the day caused the event to be relocated to the village hall which was splendidly transformed with bunting and colourful tableware and offered a safe and friendly environment in which all age groups could relax and have enjoy themselves. The occasion was well attended and was a good community event. Cllr Minns commended all those who had worked hard over many months to ensure the success of the occasion.

The Clerk presented the accounts for the event (Annexe A) and it was agreed that the surplus funds should be used to wards the purchase of a PA system that could be used for community events both in the hall and outdoors. It was noted that such a system will be an essential part of the emergency procedures that are currently under discussion. It was agreed that an initial quotation will be sought from KBS Sound of Sandwich.

The Chairman reported that a donation of £500 has been received from an anonymous donor to be used for the benefit of the community. It was agreed that this sum should be added to the 2012 Fund pending further discussions.

Councillor vacancy A number of people registered an interest in becoming a councillor when the Parish Plan questionnaires were completed and the chairman will contact them shortly.

Cosy Nook A reply is awaited from District Cllr Watkins and there is nothing further to report at present.

West Langdon Signs Veolia have advised that they were not responsible for hydrant signs and a reply is awaited from Kent Fire to the complaint that the sign had been fixed to the village sign.

Cutting of grass verges The clerk will contact KHS to ask when the cutting of the verges will take place. It was agreed that Cllr Craft will seek quotations for strimming some of the areas as an interim measure. It will also be reported that the growth of greenery is obscuring signs and in some cases posing a danger to the public especially in the area of the playing field.

5. **REPORTS FROM COUNTY AND DISTRICT COUNCILLORS, OTHER EXTERNAL AGENCIES AND THE CLERKS CONFERENCE**

County Cllr S Manion Cllr Manion reported that KCC have made significant savings and now have £6m to be invested in road maintenance. He advised that other parishes are experiencing problems with lush greenery and recommended that KHS are informed.

Clerks Conference The clerk attended the conference on Friday 25 May 2012 at Lenham and reported on some of the issues that are pertinent to Langdon.

- The new audit regime will not bring any change in procedure but will attract lower fees although phone calls and correspondence are likely to incur charges.
- It is recommended that all Council data is backed up and held off-site. Cllr Shaw will investigate back-up facilities within KCC.
- The Localism Act will offer the Right to Buy and it is suggested that a draft list is drawn up of community assets including those that are currently in private hands. A Skills Audit would also be a useful addition.
- Wittersham Parish Council is undertaking a Village Caretaker Pilot scheme together with three smaller parishes to take over some of the activities currently undertaken by KHS/KCC. A more detailed report on this presentation will be given at a future date.

6. **CORRESPONDENCE**

DDC –

i) The Localism Act 2011, new Code of Conduct for Parish Councils

The Monitoring Officer has advised that all Councils are required to adopt a new Code of Conduct by 1 July 2012 together with Council Procedure Rules / Standing Orders. A Kent Model Code has been and has been recommended for adoption although further revisions are possible in the short to medium term. It is understood the training will be arranged in the near future and new forms for the declaration of members' interests are awaited. Following discussion it was proposed that the Kent Model Code of Conduct together with the Council Procedure Rules / Standing Orders be adopted.

**Proposed: Cllr J Dyer**

**Seconded: Cllr S Craft**

**Votes for: 4, Against: 0, Abstentions: 1**

**Carried**

ii) Retirement of Mr Tim Flisher Mr Flisher retired as Planning Enforcement Officer on 15 June 2012 and his responsibilities will pass to Mr Mike Ebbs.

KCC –

i) Formal notice of the preparation of KCC's Minerals and Waste Local Plan

Comments are invited on the current versions of the documents. The nearest Waste Site to the parish is at Richborough and land nearby north of Stevens and Carlotti where plans include an anaerobic digestion plant, inert waste crusher and recycled aggregate screening and washing plant. Richborough has planning permission for a Materials Recovery Facility to replace the existing inert Materials Processing Facility. Members expressed their interest in the plans and agreed that a response was not necessary.

ii) New Approaches to Delivering Library Services

KCC is inviting ideas to develop forward looking and sustainable library services at the heart of local communities which meet local needs.

KALC –

i) The Parish News invited reports on Jubilee Events and advised of funding opportunities through Sport England.

ii) A Bulletin outlined a Defra consultation on Improvements to the Policy and legal Framework for Public Rights of Way. Motions are invited for the 2012 KALC AGM to be held at Ditton Community Centre on Saturday 17 November. The Annual Councillors Conference will be held at Lenham community Centre on 14 July.

ACRCK – Rural News contained an article on maximising the use of buildings, and in particular churches, together with useful references to materials on the ARC website. Details were also given of £17.5m community right to build funding and a Community Rights website intended to help community groups take over local amenities. Organisations can look for help and funding to improve their environmental performance on the Green Grants Machine website.

CPRE – Kent Voice was mostly focussed on the Gravesham area. *Given to Cllr Minns.*

KPFA – The newsletter has been received.

## 7. FINANCE

### Approval of payments

#### Chq no

771	Clerk's salary (Apr - June)	£ 568.62
	Clerk's expenses (Apr - June)	£ 25.99
	Travel expenses to Clerks Conference, Lenham	£ 35.86
772	HM Revenue & Customs	£ 16.60
773	CPRE (subscription)	£ 29.00
	<u>Jubilee Celebration</u>	
774	James Dean Pottery (mugs)	£564.00
775	Mrs J Hyde (magician fees, paper goods, prizes, ice cream, photo book)	£352.42
776	Mrs J Miller (paper goods)	£ 11.34
777	Mr C Shaw (Circus Skills fees, TEN fee)	£296.00
778	Mrs E Smith (catering supplies)	£127.58

#### Receipts

Ice cream sales	£ 79.00
Donations for mugs	£152.00
Donations to Jubilee fund	£590.00

**Proposed: Cllr S Craft**

**Seconded: Cllr J Watson**

Quarterly Finance Statement The quarterly finance statement was circulated and discussed.

**To consider reallocating the windfarm fund as a community support fund**

After some discussion it was unanimously agreed that the scope of the fund should be broadened to facilitate the potential future use of the monies in a different context and would be renamed the Community Support Fund.

**Proposed: Cllr J Dyer**

**Seconded: Cllr S Craft**

**Consultation on appointment of external auditor for 2012/13 and future years**

There were no objections to the proposal by The Audit Commission that Littlejohn LLP be appointed to audit the annual return of Langdon Parish Council for five years from 2012/13. The appointment to commence on 1 September 2012.

**8. PLANNING**

**PLANNING APPLICATIONS**

**DOV/12/00372**

**Proposal:** To use site for touring caravans during 7<sup>th</sup> January to 7<sup>th</sup> February

**Location:** Hawthorn Farm, Station Road, Martin Mill, Dover CT15 5LA

A decision was made between meetings under section 6 Standing Orders. The Council supported the proposal and commented, "The Council requests a 12 month temporary approval so that demand for the facility can be assessed in the winter of 2013."

**DOV/10/01010**

**Proposal:** Outline planning application for the construction of up to 1,400 residential units, comprising 2-5 bed units, 66 bed care home (Class C2) and supported living units with vehicular access off the A256. Provision of new 420 place 2FE Primary School including early years provision, energy centre and local centre comprising up to 250sqm of retail space (Class A1 – A3) along with all associated access arrangements, car parking, infrastructure and landscaping, with all matters (except the means of access off the A256) reserved for future consideration.

**Location:** Whitfield Urban Extension, (land south east of Archer's Court Road), Whitfield, Dover

Following discussion, it was agreed that the response to the amended documents should be the same as that submitted in June 2011 together with additional comments (Annexe B)

**DOV/12/00381**

**Proposal:** Construction of a concrete pad

**Location:** Field 41B, Langdon Court Farm, Langdon Top Road, Langdon, Dover CT15 5HB

The Council objects to this proposal and comments:

- The indicated use exceeds the conditions of the roadway access granted in 2011 DOV/11/00742 which specifically stated agricultural use.
- This application would involve heavy articulated lorries that would have difficulty in turning from and onto Archer's Court Road and would create a hazard for local traffic.

- The proposed thickness for the concrete pad appears inadequate for the load it would have to bear.
- The all weather track and concrete pad are not continuous.

#### **DOV/12/00444**

**Proposal:** Erection of stables, a detached barn, construction of hard standing and alterations to existing access (existing stables and barn to be demolished)

**Location:** Site on West side of East Langdon Road, Martin, Dover CT15 5JJ

After considerable discussion a vote was held the results of which were:

For the proposal : 1

Against : 3

Abstentions : 1

It was therefore agreed by a majority decision that the Council objects to this proposal and comments:

The Council welcomes the proposal to improve the appearance of this site and approves the plans for the low profile of the stables. However the Council objects to the height of the proposed barn which would impact adversely on the landscape when exiting the village of East Langdon. There appears insufficient acreage to necessitate a structure of this size.

#### **9. REPORTS FROM OTHER BODIES**

Village Hall Committee The AGM was held on Monday 9 June and two new members have joined the committee. Advice on grants for the roof is being sought together with a quotation for the installation of photovoltaic cells. A model railway exhibition for schools will be held in the hall on Friday 28 June 2012.

#### **11. ANY OTHER BUSINESS**

Wheelie bins The Community Warden will be asked to investigate a complaint that wheelie bins are being left permanently outside a property in Station Road, Martin Mill.

Footpath A complaint has been received that it is difficult to walk along footpath ER45 /ER44 because low hanging greenery / branches in the area behind the school. It was suggested that KHS are contacted to enquire if there are any volunteer clearing schemes available.

#### **12. NEXT MEETING** The next meeting will be held at 7.30 pm on 16 July 2012 in East Langdon village hall.

The meeting closed at 10.10 pm.

Signed.....

Date.....

## ANNEXE A

## Jubilee Celebration Accounts

**Expenses**

Running Imp	Decorations,prizes	60.54
James Dean Pottery	Mugs	470.00
Mr C Davison	Magician	125.00
The Works	Paper plates etc	24.78
Event Supplies	Plastic tumblers etc.	42.69
Running Imp	UJ Flag table covers	35.93
Ice creams		92.83
Partyrama	Party bags for mugs	7.45
Temporary Event Notice		21.00
Mr R Horsman	Circus Skills	275.00
Booker Cash & Carry		116.73
Bonusprint	Photo book	10.50
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	<b>Total</b>	<b><u>1282.45</u></b>

**Income**

Budget	1500.00
Ice cream sales	79.00
Donations for mugs	152.00
Donations	90.00
	<b>Total</b>
	<b><u>1821.00</u></b>

**Surplus**

Sum available in Jubilee Fund	<b>538.55</b>
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**ANNEXE B****WHITFIELD URBAN EXPANSION  
JUNE 2012 CONSULTATION**

Langdon Parish Council wish to resubmit the observations made in July 2011 and have added two further points arising from the study of the amended documents:

1. Previous concerns of Langdon Parish Council concerning likely changes to peripheral traffic flows on narrow lanes to North and East of the development site have not registered on the radar of the developers or Kent Highways. These lanes have VERY SMALL capacities due to the need to reverse to find places to pass, so the MINUTEST changes in traffic patterns will potentially have a SIGNIFICANT impact. It is important that this matter is not ignored as decisions on other matters could impact on this issue.
  
2. In general, the transport assessment considers only the provision, existing or proposed, of facilities for the new occupants of Expanded Whitfield. Whilst the traffic count calculations would appear to make allowance, the text ignores the extent of usage of the existing highways of Whitfield by the rural communities to the north and east such as Langdon for whom Archers Court Road is a vital artery.
  
3. The assessment document ignores the existence of schools more than 3 km from the application site, including Dover Grammar School for Boys, Guston Primary School and East Langdon Primary School. Whilst a Primary School will be provided within both Phases 1 and 1a, it is naïve of the authors to not consider wider education-generated traffic given the current experience of this Council of significant “school-run” trips BETWEEN communities in spite of adequate provision of primary schools WITHIN those communities. We must therefore consider the effect of Whitfield children travelling to school in Langdon and Langdon children travelling to one of the new primary schools in Whitfield.
  
4. Langdon Parish Council welcomes the fact that the latest document contains no suggestion of restricting current usage of Archers Court Road for cars between rural communities north of Whitfield and the A2 at Whitfield Roundabout. However, we do have some concern at the apparent restriction on any car access for the Phase 1 householders to Church Whitfield or Archers Court Road

neighbours except via A256 and A2. Will it not feel like a ghetto?

5. Table 3.2 detailing existing train services from Dover Priory is WRONG. There is, generally, ONE service to London St. Pancras (not two as shown), TWO services to London Charing X and TWO services to London Victoria.
6. We note that The Duke of York (Guston) roundabout will require improvement regardless of any Whitfield Development. Surprisingly this is planned to involve modifications only to the East side (A2 southbound and A258 westbound approaches); no improvement to the West side (A2 northbound and A258 eastbound) is proposed which is surprising given the slow speed of the HGVs on Jubilee Way starting away against a gradient, and the narrowness of the curved portion on that side. Perhaps this should be queried. Also there is no mention of the increased passage time of foreign HGVs with their reduced visibility which may not be reflected in UK design standards. This Council feels strongly that a more substantial improvement is required if the desired capacity increase is to be achieved, not just on paper, but in reality.
7. In addition Langdon Parish Council is concerned that the proposed new layout for the Whitfield roundabout appears more dangerous than at present.
8. There is the opportunity to improve sight lines for continental HGV drivers on the approach to the Duke of York roundabout