

**MINUTES OF LANGDON PARISH COUNCIL**  
**East Langdon Village Hall**  
**21 October 2013**

Present: Cllr C Shaw (Chairman), Cllr J Dyer, Cllr A Minns, Cllr J Watson, The Clerk, PCSO K Skirrow, and four members of the public.

1. **DECLARATION OF INTERESTS** There were no declarations of interest
2. **APOLOGIES** Apologies for absence were received from District Cllr P Watkins, Cllr B Price-Stephens (unwell) and Community Warden G Guillou-King.
3. **MINUTES** The minutes of the meeting held on 23 September 2013 were accepted as a true record.

**Proposed: Cllr J Watson**

**Seconded: Cllr A Minns**

4. **MATTERS ARISING**

Planting on East Langdon Village Green All of the bulbs have been planted and the autumn crocuses are flowering.

Village Signs There was no further progress to report. The clerk will contact County Councillor Manion to ascertain the likelihood of financial support.

Defibrillator After some discussion it was agreed that the campsite would offer a secure place with easy access to electricity for a defibrillator. It was also agreed that community involvement through fund raising is now required before the matter can be progressed.

Solar farms There was nothing to report on any local schemes other than the proposed site at Guston East will not be going ahead. It was noted that a solar farm has been approved at Homefarm, Knowlton and a biomass combined heat and power plant has been given the go ahead on a site north east of Discover Park, Sandwich.

Street lighting in Martin Mill PCSO Parker-Brown had passed on names of two people at Kent highways who could be of assistance. The chairman will determine the exact location of the former street light.

Christmas party A community party will be held in East Langdon Parish Hall on Saturday 14 December from 3.00 – 5.00pm. There will be a variety of organised activities and families will be invited to bring cakes and nibbles for sharing.

A craft session will be held in the hall from 3.30 – 5.00 pm on one of the afternoons during the same week when children will be invited to make decorations for the Christmas tree on the village green.

Allotments Members were interested to learn of a proposal for a community orchard that has been put forward by a parishioner.

5. **REPORTS FROM COUNTY AND DISTRICT COUNCILLORS AND OTHER EXTERNAL AGENCIES**

PCSO Skirrow introduced herself as the new PCSO for the parish following the relocation of PCSO Parker-Brown to Dover. PCSO Skirrow reported one nuisance call in East Langdon and three general information calls. She advised that surgeries will be put in place shortly.

Community Warden Guillou-King submitted a report advising that road safety issues are being addressed with children and parents at the school following concerns about the “walk to school” days. Speed checks will be carried out on Wednesday mornings in East Langdon.

Fly-tipping continues to be a problem in some of the outlying areas but the resolution of highway defects is up to date. The matter of dog fouling on the playing field continues to be monitored.

KALC Chairman’s Conference The chairman reported that the conference on 2 October 2013 at Lenham had been well supported and had provided a good deal of useful material that would be of interest to all members. Speakers had included Alison Burton, clerk to Dover town council and Ann Millington, CEO of KFRS.

KFRS Community Volunteers Cllr Minns reported on the volunteer recruitment session that he had attended with Kent Fire and Rescue Service. Volunteers are needed to accompany and support KFRS personnel in activities such as home visits, school visits and at presentations on occasions such as summer fêtes but do not detract from the work of the full time officers.

## 6. **CORRESPONDENCE**

KCC – Kent Freight Gateway is a web-based route planner that aims to help HGV drivers and transport managers plan their routes when travelling to or in Kent.

KALC –

- i) The Dynamic Councillor course will be held at Maison Dieu House, Dover from 6.30 – 9.30pm on Thursday 7 November
- ii) The AGM will be held on Saturday 23 November at Ditton Community Centre.

RIPPLE PARISH COUNCIL - The parish council has asked to be kept informed of any progress with any future plans for verge cutting.

DOGS TRUST – Dogs Trust is offering free microchipping across the country following a government decision that all dogs will have to be microchipped from 6 April 2016.

ENVIROCOLOGY – A specialist tree service provider that is offering a free hazard assessment of all trees in public areas. It was agreed that they be invited to inspect the trees on Ease Langdon village green.

COMMUNITY RAIL PARTNERSHIP - There has been a significant decline in the numbers of people using rural stations since the introduction of the High Speed service in 2009: Martin Mill has lost around 23% of its passengers. There will be a meeting at 2.00pm on Saturday 16 November in the Friends Meeting House, 6 The Friars, Canterbury to gather support to set up a Community Rail Partnership that will act to halt the decline of rural stations and help the railways do more to offer better access to work, leisure, shopping and education in the rural areas.

- 7. **PARISH PLAN** The Parish Plan has now been printed and has received favourable comments on its professional presentation and interesting material. After a short discussion, it was proposed that the Parish Plan be adopted by the Parish Council.

**Proposed: Cllr J Dyer**  
**Seconded: Cllr A Minns**  
**Carried unanimously**

8. **GUSTON PARISH COUNCIL** The application by Coastal Oil & Gas for **Temporary use of land (up to 52 weeks) to allow drilling of an exploratory borehole to test insitu coal measures for methane gas, including provision of drilling rigs and associated site compound at Guston Court Farm off Pineham Road, Guston, Dover, Kent CT15 5ES KCC/DO/0216/2013** was discussed at length. It was agreed that whilst the council supported the need to test for methane gas, members did not support the application in its current form. Details of the letter sent to KCC are attached at Annexe A

9. **FINANCE**

**Approval of payments**

**Chq no**

828	RK Graphics Ltd – printing of Parish Plan	£975
829	Mr W Pate – purchase of bulbs for village green	£194.10
830	St Mary’s Church, West Langdon – grass cutting	£200
831	Anthony Hyde – printing of newsletter	£ 78
832	KALC – Conference fees	£ 72

**Proposed: Cllr A minns**

**Seconded: Cllr J Dyer**

**Receipts**

Bank interest	£ 3.21
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10. **PLANNING**

**DOV/13/00841**

**Proposal:** Retrospective application for the retention of new skin around existing bungalow and formation of pitched roof, dormer windows and balcony together with continued use of land as garden.

**Location:** Delranch, Guston Road, East Langdon CT15 5JE

The Council has no objections but commented:

- The overall appearance of the site will benefit from a dwelling that is complete
- The property to be in proportion with surrounding dwellings. The application lacks scaled drawings and detailed information on construction materials that are needed to assess the suitability of the development to its surroundings.
- The Council questions if the existing building has been modified to comply with current building control so that it can support safely the proposed first floor and pitched roof.
- More detail is required on the landscaping of the site.
- The Council notes that planning permission for the garage was refused DOV/06/01404.
- The application states that “The existing building is a permanent structure in lawful residential use.” The Council is not aware that Del Ranch has a certificate of lawful use.

**11. REPORTS FROM OTHER BODIES**

Lengthman In the absence of the lengthman, Mrs Miller reported that four bags of rubbish had been collected during a litter sweep in West Langdon.

Playing Field The slide has been fenced off following the activity of bees burrowing in the bank.

Village Hall A second, lower, quotation has been received for work on the electrical installation. Specific details are now required in preparation for a presentation at the forthcoming "You Decide Event."

A group of volunteers carried out a cleaning session in the hall on Saturday 19 October.

**12. ANY OTHER BUSINESS**

Highways Survey The 2013 Highways Survey has been received to be completed by 13 December. It was agreed that members will bring individual responses to the November meeting for collation.

StrangeFace Production The company has confirmed Friday 28 March 2014 as the date for the performance of "Shooting the Moon." Publicity details to be submitted by Friday 8 November.

Resignation of councillor Members were sorry to hear that Cllr Poulton has indicated she wishes to resign from the parish council.

**13. NEXT MEETING** The next meeting will be held at 7.30 pm on 18 November 2013 in East Langdon village hall.

The meeting closed at 9.55 pm.

Signed.....

Date.....

## ANNEXE A

### **Planning Application: KCC/DO/0216/2013**

### **Temporary use of land (up to 52 weeks) to allow drilling of an exploratory borehole to test insitu coal measures for methane gas, including provision of drilling rigs and associated site compound at Guston Court Farm off Pineham Road, Guston, Dover, Kent CT15 5ES**

Langdon Parish Council supports the need to test insitu coal measures for methane gas given the coal resources that are known to lie beneath this area of Kent and for which there currently exists no economic means of extraction.

Langdon Parish Council is unable to support this application for a site at Guston Court Farm in its current form and requests that further information is required from Coastal Oil & Gas as follows:

- This site is too close to the village. Why has it been selected in preference to other more distant sites belonging to the land owner? What evidence is there that other such sites have been considered?
- A noise assessment has been carried out but why has the type of drill to be used has not been specified? How can this data be deemed relevant without this specific information? What type of drill will be used?
- Current noise levels include agricultural machinery and the railway but these are intermittent and / or seasonal. Noise from drilling would be continuous. What reassurances can be given that the lives of residents will not be seriously disturbed during any drilling period?
- Protection of the aquifer is of paramount importance. What reassurances can Coastal Oil & Gas give that there is no possibility of any contamination?
- Pineham Road is a narrow and often busy road. Has Coastal Oil & Gas carried out a traffic survey to assess the impact that their proposal would have? Precisely what types of vehicles will be used during the period of this application? How much additional noise will they create? Just saying that the noise will be no different to normal agricultural noise is not acceptable.
- Will Coastal Oil & Gas state that any drilling will be solely for the testing for coal bed methane gas and not as a precursor to any other form of exploration?
- How will Coastal Oil & Gas ensure that any such activity will not attract ill-informed demonstrators from other areas that would adversely affect the lives of residents and substantially add to the cost of policing the area? Would such costs be borne by the company?

Langdon Parish Council therefore requests that KCC require Coastal Oil & Gas to provide answers and guarantees to the above questions and to identify an alternative site on Guston Court Farm that is not close to any of the rural villages and hamlets.

Langdon Parish Council is also mindful of the time that is spent objecting to sites for energy supplies that are too close to settlements. This would not arise if zones existed in which such exploration and development could happen as is the case with housing and retail developments. Langdon Parish Council therefore requests that KCC give consideration to the formation of a policy that would permit the local authorities to create such zones that would work to the benefit of all. Cornwall now has such a policy in place albeit late in the day.