

MINUTES OF LANGDON PARISH COUNCIL
East Langdon Village Hall
20 January 2014

Present: Cllr C Shaw (Chairman), Cllr S Craft, Cllr J Dyer, Cllr A Minns, Cllr N Poulton, Cllr B Price-Stephens, Cllr J Watson, The Clerk, County Cllr S Manion, District Cllr P Watkins, District Cllr K Morris, PCSO K Skirrow, 11 members of the public and two representatives from Lumicity

1. **DECLARATION OF INTERESTS** There were no declarations of interest
2. **APOLOGIES** Apologies for absence were received from Community Warden Guillou-King (on leave).
3. **MINUTES** The minutes of the meeting held on 16 December 2013 were accepted as a true record.

Proposed: Cllr J Watson

Seconded: Cllr A Minns

4. **MATTERS ARISING**

Street lighting in Martin Mill The Dover manager is still seeking advice on street lighting on unadopted roads

Allotments Mr Pate presented a plan for the site that would offer the opportunity for the creation of five smaller allotments and a community orchard. A supply of mains water will be required. The scheme was well received and it was suggested that the barn at Jossenblock could provide an opportunity for rainwater harvesting. District Cllr Watkins advised that Sutton has an orchard with allotments.

Village Signs The signs at West Langdon will be installed during the first week of February.

St Margaret's Bay Trust The results of the survey have been reported to St Margaret's Parish Council.

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

County and District Councillors County Cllr Manion reported that KCC is anticipating a modest council tax rise. The need to trim budgets has resulted in a structural change in which the contracting out of services is being assessed.

District Cllr Watkins advised that the setting of the council tax for 2014 – 2015 is imminent. A rise of 0 – 1.99% is expected. Public consultation was carried out before the budget was set and this has revealed the least popular services among the public. The cost of car parking has been frozen for another year. Work continues on the St James' project and a compulsory purchase power has been passed.

PCSO Skirrow reported that most issues have been weather related with fallen trees and telegraph poles blocking roads in the parish. There has been a road traffic collision in Westside outside the school in which the offending vehicle failed to stop. A noise complaint is being monitored by environmental health. PCSO Skirrow will hold surgeries in East Langdon village hall from 10.30 – 11.30 am on Tuesday 18 February and 25 March.

Community Warden Guillou submitted a report stating that fly tipping remains an issue and regular sites have been reported to DEFRA. A large number of road defects have been reported to Kent Highways.

6. **CORRESPONDENCE**

KCC – The County Council will be commencing a consultation on the final draft of the Kent Minerals and Waste Local Plan 2013 – 2030 on 31 January. It was agreed that members should look closely at the plan for the local area in the light of the recent applications for coal bed methane exploration.

ACRK –

- i) Rural News contained details of a grant programme for the People’s Postcode Trust that could be relevant to the installation of a water supply to the allotments.
- ii) Oast to Coast contained an article on defibrillators in the village hall supplement. *Given to Cllr Dyer*
- iii) The Annual Report contained an interesting article on the “History of Rural Kent.”

LORD LIEUTENANT OF KENT – An invitation has been received to the Annual Civic Service to be held in Canterbury Cathedral on 11 March 2014.

CLERKS & COUNCILS DIRECT – The newsletter has been received.

Cllr NICHOLAS The Chairman of Dover District Council has asked to attend a parish council meeting.

7. **FINANCE**

Approval of payments

Chq no.

840	KALC – publication “Local Councils Explained”	£ 42.88
841	Mrs A Logan – Christmas party goods	£189.40
842	Mrs E Smith - Christmas party goods	£ 23.50
843	Mrs J Hyde – Christmas party expenses	£ 73.30
	- CD player for PA system	£ 33.49
844	Mr C Shaw – Christmas party expenses	£ 51.04
	- Newsletter printing	£ 29.16

Receipts

Bank interest	£ 2.78
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Proposed: Cllr A Minns
Seconded: Cllr S Craft

Precept 2014 – 2015

It was agreed that the total resource requirement of £12,035 as detailed in the budget will be met by a grant from DDC of £480.88 and a precept of £11,554 resulting in an increase in Council Tax of 12.59%.

Proposed: Cllr S Craft
Seconded: Cllr N Poulton

8. PLANNING

PLANNING APPLICATIONS

Ref: DOV/13/01106

Proposal: Installation of ground mounted photovoltaic solar arrays to provide 11MW generation capacity together with power inverter systems; transformer stations; internal access track; landscaping; stock fencing and associated infrastructure.

Location: Old Engine Shed Field, Sutton Court Farm, Church Hill, Sutton, Dover, CT15 5DF

There was extensive discussion on this application, summarised in Annex A, before a vote was taken the result of which was:

In favour : 0
Against : 6
Abstentions: 1

The council objects to the application.

Ref: DOV/13/01074

Proposal: Certificate of lawfulness (existing) for the continued use of barn as a residential dwelling

Location: Barn at Glebelands Farm, Solton Lane, East Langdon, Dover CT15 5JD

The Parish Council supports the application for a certificate of lawful use of the barn which has been converted into a dwelling subject to this authorised use being related to the management of the small holding that is Glebelands.

The council comments: The Parish Council is unanimous in saying that planning legislation must be obeyed and upheld.

Ref: DOV/13/01085

Proposal: Construction of vehicular access and erection of gates

Location: Cosy Nook, The Street, Martin, Dover, CT15 5JP

The Council very strongly recommends and comments:

- The application offers a positive resolution to a long standing problem
- The proposal is acceptable to both the residents of The Street, Martin and to the owners of the property
- The proposal allows for the restoration of a wall that preserves and enhances the conservation area.
- The council notes that there are no details for the construction of a parking area

Ref: 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 and comments, "It is noted that, in the revised plans, the balcony has been removed but the plans still lack sufficient detail

and the comments submitted on 24/10/2013 for the original application still stand.”

Ref: DOV/13/01012

Proposal: Creation of a sand school, erection of fencing and associated works

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

The Council has no objections and comments:

- The sand school to be for private use only by a maximum of four horses.
- The plans lack details of elevation
- The council has concerns about flooding in the road that has been caused by works done following the earlier application **DOV/12/00444**

DECISIONS BY DOVER DISTRICT COUNCIL

Ref: DOV/13/01033

Proposal: Erection of a single storey rear extension and rear extension to existing garage (existing shed to be demolished)

Location: Aeolus, Waterworks Lane, Martin, Dover CT15 5JN

Permission granted

9. REPORTS FROM OTHER BODIES

Lengthman The Lengthman reported a number of potholes in the parish following the recent heavy rain together with flooding in East Langdon. He will communicate the information to Kent Highways. He expressed concern that branches had not been removed by contractors following the cutting of hedges resulting in a number of punctures. A letter will be sent to Velcourt advising them of the problem. The lengthman produced a number of photographs showing serious erosion to the grass triangle at the bottom of Church Lane that has been caused by large vehicles turning. The matter will be referred to Kent Highways. The Lengthman requested that a letter of thanks be sent to the residents of West Langdon who cut the grass on the village green.

Playing Field Work on the trees has now been completed.

Village Hall The hall was open on New Year’s Eve and some thirty residents took the opportunity to celebrate together in an informal and happy atmosphere.

Cllr Shaw reported that the electrical works are about to commence. He also reported that a table is missing from the hall.

10. ANY OTHER BUSINESS

Date of Annual Parish Meeting It was agreed that the meeting will be held on Monday 14 April 2014 as 21 April, the third Monday of the month, is Easter Monday.

Guest Speaker for Annual Parish Meeting It was suggested and agreed that the owner of Hawthorn Caravan Park, winner of a gold David Bellamy Conservation Award, be invited.

Martin Vale Farm It was noted that a large area of ground is being cleared behind the house and concern was expressed that a new access could be made onto the busy Station Road. Further enquiries will be made.

The Meadow It was reported that there are two or three static caravans on site and building work is being carried out. The Enforcement Officer at DDC will be advised.

Shooting the Moon Advertising material has been received for the production that will be held on Friday 28 March.

Toadwatch The chairman reminded members of the work done last year by the toadwatch group and a small number of volunteers when some 500 toads were rescued and helped on their journey to and from the pond. It is hoped that more volunteers can be found this year.

- 11. **NEXT MEETING** The next meeting will be held at 7.30 pm on 17 February 2014 in East Langdon village hall.

The meeting closed at 10.20 pm.

Signed.....

Date.....

ANNEXE A

DOV/13/01106: Summary of discussion

- 1) It was confirmed by Lumicity that the address of the site, Sutton Court Farm, was allocated by DDC and that the application represents diversification by the farmer.
- 2) DDC's renewable energy policies give no protection against these applications and access to the 33Kv line makes this an attractive site for developers. There has been no demonstration of active investigations into other sites. Installations should be on brownfield sites and the Discovery Park is an obvious place. This is grade 2 / 3a land and it is not right that it should be taken out of use for food production.
- 3) The site is 22.7 hectares = 227,000 sq metres.
- 4) Lumicity confirmed that only 9MW is being allowed by UK Power; an additional 2MW could be made available 14km away which is not cost effective. It is unclear how much, if any capacity remains on the line. The Wirsol Guston project would tap into a different line.
- 5) The development would bring an industrial type structure into a rural designated SLA area and on a south facing slope where it cannot be hidden. It would have full visual impact from Waldershare Lane. The application goes to great lengths to make the area appear rural with flowers and grass. The development would sit within the setting of a conservation area and listed buildings.
- 6) Lumicity stated that ecology is important to the company. The margins of the field are already looked after under the Stewardship Scheme. The project would bring multiculture back to the land. Mr Hyde advised that strips for environmental schemes are put on the edge of fields where the land is poor and there is no automatic right to such benefits.
- 7) Lumicity confirmed that the site will be sold on and that most farms are owned by pension funds with only a few remaining in the ownership of the original company.
- 8) The installation is considered temporary as the land must be restored at the end of 25 years. It is essential that, if permission is given, there are robust conditions that require the site to be grassed and grazed. Changing ownership raises concerns that the land can be properly maintained. It was noted that the land remains in the ownership of the farmer. There is no guarantee that the grid will not be upgraded and other schemes come on board; at present the cost of an upgrade would have to be carried by the developer.
- 9) Reduction in the size of the site offers the opportunity for more hedges.
- 10) Lumicity has confirmed that there will be a financial contribution to the local community. The scale of the project requires funding by one major investor and does not allow for investment by the community.

11) Lumicity clarified that the access from Waldershare Lane that is shown in the application would be for four wheel drive vehicles to access the site once or twice a year for maintenance.

12) The landowner has indicated that income from the solar farm would allow for the restoration of the engine sheds. It was noted that one engine shed could not be checked because of its dangerous condition and that if bats are present it could be protected.

13) There were no issues on transportation.

14) No birds were seen on the day that the ecologist visited. It was noted that the visit took place in November and at the time of the windfarm enquiry many birds were seen including merlins.

14) District Cllr Watkins advised that thought be given to the conditions that the planning committee should apply in the event that permission is granted.