

**MINUTES OF LANGDON PARISH COUNCIL**  
**East Langdon Village Hall**  
**17 February 2014**

Present: Cllr C Shaw (Chairman), Cllr J Dyer, Cllr A Minns, The Clerk, Mr Andrzej Kluczynski (Environmental Crime Team Leader) and 4 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 S Craft (holiday), Cllr N Poulton (unwell), Cllr B Price-Stephens (unwell), Cllr J Watson (unwell), PCSO K Skirrow and Community Warden Guillou-King (indisposed).
3. **MINUTES** The minutes of the meeting held on 20 January 2014 were accepted as a true record.

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

4. **MATTERS ARISING**  
Martin Vale Farm Cllr Shaw has spoken to the occupants of Martin Vale Farm who confirm that landscaping is being carried out to include an additional car parking area that will be accessed from the existing entrance.  
Street lighting in Martin Mill The District Councillors will be asked to pursue.  
Village Signs The new West Langdon signs have been installed.  
Velcourt The farm manager has apologised that hedge cutting activities have caused problems for local residents and will consult with the contractor in an attempt to reduce the problem.  
Guest Speaker for Annual Parish Meeting A reply has been received from Mr Kent of Keat Farm advising that the invitation has been passed to the manager at Hawthorn Farm who has been directly involved with the Bellamy Award Scheme.

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

PCSO Skirrow submitted a report stating that a suspicious event had occurred in Martin when a resident heard a chainsaw at the rear of his property in the early hours of the morning. A burglary in East Langdon is under investigation.

Community Warden Guillou advised that he had been engaged with the emergency planning response to the severe flooding in Bridge, Barham and Littlebourne.

6. **DOG CONTROL ORDERS**

Mr Kluczynski defined the role of the environmental team and explained that the existing byelaws relating to dogs are outdated and DDC propose to replace them with four Dog Control Orders:

- The Fouling of Land by Dogs (Dover District Council) Order 2014.
- The Dogs on Leads by Direction (Dover District Council) Order 2014.
- The Dogs on Lead (Dover District Council) Order 2014
- The Dogs Exclusion (Dover District Council) Order 2014

During discussion it was agreed that the dog exclusion order should be applied to the enclosed children's play area and that the Parish Council would make a contribution towards the cost of the required sign. It was also agreed that a fine of £50 is appropriate for a first offence. Repeated offences would be referred straight to court.

## 7. SOLAR FARMS

### Update on Lumicity application DOV/13/01106 (Old Engine Shed field)

The chairman reported that, following the Parish Council's decision to object to the proposed solar farm, the application had been studied in detail and a robust objection document has been prepared and submitted to DDC. A letter containing an outline of the reasons for objection was circulated to properties in East and West Langdon.

### Report on meeting with Wirsol and Pegasus (Guston solar farm)

Wirsol have submitted an application for two sites adjoining the A258 at Guston. Guston 1 (45 acres) at the Duke of York's roundabout and Guston 2 (78 acres) opposite the Swingate. The majority of the Guston 2 site lies in the parish of Langdon. A meeting was held between representatives of the Parish Council, Wirsol the developers, Pegasus, the planners and Blue Sky, the local contact on 15 January 2014 a summary of which is attached at Annexe A.

## 8. MARTIN LODGE FARM, MARTIN

The German owners of the paddock at the top of Lucerne Lane have instructed Foose Developments to investigate the potential for developing the site and removing the barns that are no longer fit for purpose. A meeting was held on 10 February 2014 between representatives of the Parish Council, Foose Developments, G W Finn and residents of The Street, Martin a summary of which is attached at Annexe B.

## 9. NEIGHBOURHOOD WATCH

Cllr Minns introduced a discussion on the benefits of having a scheme in the parish. It is understood that Neighbourhood Watch is operating in some areas of the parish and further information will be requested in the newsletter.

## 10. CORRESPONDENCE

KCC – The official launch of the PCC's Commissioners Fund has been announced that will make £100,000 available to help improve the safety of communities in Kent and Medway. It was agreed that discussions will be held with our PCSO and Community Warden to determine whether or not the installation of a speed warning sign would help with the school-run safety issues.

### KALC –

- i) Parish News advised that the appropriate sum for expenditure under Section 137 is £7.20 for each resident on the electoral roll.
- ii) Details of difficulties experienced by communities during the recent storms should be sent to KCC together with a report on the response and ideas for future improvement. The delay in clearing a fallen tree at Martin and clearance of the subsequent tree debris will be reported.
- iii) DGLC has published the referendum principles relating to Council Tax increases for 2014/15. The referendum principle for major precepting authorities is 2% but there are no principles for Parish and

Town Councils.

iv) A Draft Legislative Reform Order has been approved by parliament that will allow Councils to divest their financial regulations of the two signature rule. No change can be made until new effective systems and arrangements have been put in place and NALC will be producing updated model Financial Regulations.

RHS in Bloom 50 years of Britain in Bloom will be celebrated in the South and South East in 2014. A workshop will be held at Doddington on 26 March to inform potential entrants about the current campaigns and competitions.

## 11. RESILIENCE PLANNING

Cllr Minns reported on a seminar held in Maidstone on 8 February. Members were pleased to hear that the new Chief Constable has listened to the concerns that Cllr Minns had previously voiced about the traffic problems caused on the local roads when the A258 is closed following an accident. Other parishes including Meopham reported similar problems. Road plans are now being designed that officers arriving at an incident will be able to access electronically.

## 12. FINANCE

### Approval of payments

#### Chq no.

845	Mr A Minns – Seminar travel expenses	£ 69.55
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#### Receipts

Dividend		£ 0.32
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**Proposed: Cllr J Dyer**

**Seconded: Cllr C Shaw**

### Grants to local organisations

A grant of £210 was awarded to East Langdon Playing Field for the purchase of a replacement spring kit of the play area gate (£90) and a repair kit for the rubber matting surfaces (£120). A grant of £170 was awarded to East Langdon Parish Hall for the purchase of a new Cisternmiser water control valve (£120) and a replacement external lighting unit (£50). A grant of £120 was awarded to West Langdon Village hall towards the cost of roof repairs.

**Proposed: Cllr J Dyer**

**Seconded: Cllr A Minns**

## 13. PLANNING

### DECISIONS BY DOVER DISTRICT COUNCIL

**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

**Certificate of lawful use (existing) has been granted.**

**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**Permission granted.**

It is noted that eight conditions are attached.

**14. REPORTS FROM OTHER BODIES**

Playing Field Cllr Shaw reported that a settlement has now been made following the claim arising from an accident on the slide in August 2012. The claimant received £1,525, the solicitors £8,100 and Ecclesiastical Insurance £1,560.

Village Hall Electrical works have been carried out and a certificate will be issued.

Meet the Commissioner Event Cllr Minns reported on the event held in Folkestone when the chief of staff and new chief constable deputised for the commissioner who was unwell. The main focus for the evening was on the priority being given to visible policing and an increase in the numbers of PCSOs. Pressure on resources will mean that a member of the force will not necessarily attend every incident that is reported.

Cllr Minns had made the observation that, in the light of the average age of attendees, there is a need to engage with young people.

**15. ANY OTHER BUSINESS**

There were no items under this heading.

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

The meeting closed at 9.50pm.

Signed.....

Date.....

## ANNEXE A

### NOTES ON MEETING WITH WIRSOL AND PEGASUS

**Wednesday 15 January 2014**

**East Langdon Village Hall.**

#### **Present:**

Wirsol: Sascha Kos

Pegasus: Robert Pile

Blue Sky: Dave Foster

Langdon Parish Council: Chris Shaw, Barbara Price-Stephens, Jane Watson, Tony Minns, Nicola Poulton and Jannine Hyde. Anthony Hyde also in attendance.

#### Background

- Wirsol have 4 large installations in Cornwall, Northamptonshire and Birmingham
- Company build and maintain site

#### Guston site

- Blue Sky is local liaison company
- Site to produce 25MW – power for 9,500 homes
- Land is currently known to be grade 2 & 3a – the ratio will be looked at by DDC
- Two sites: Guston 1 (Duke of York's roundabout) – 45 acres  
Guston 2 (opposite Swingate) – 78 acres

#### Layout

- 5 – 6 m gaps between panels
- Grass in centre under panels.
- Wild flowers around perimeter to be mown once a year after flowering.
- 6 ft high security (deer) fencing
- New trees and hedges to be planted around outside

#### A258

- Aware of local concerns following exhibition
- Working with Kent Highways
- Lorries will go to Whitfield and be called in to site.
- Development would take 3 – 4 months

#### Local benefits

- Trust fund of £100,000 between the parishes of Langdon, Guston and St Margaret's.
- Soakaways could be dug to relieve flooding problems in lane
- Plan for Guston 2 has been modified to take account of proximity of housing. One section cut out reducing output to 18-19MW

#### High voltage cable

- Unsure of remaining capacity on line
- Solar farm would mean no capacity left for electricity generated from coal bed methane

#### Guston 2

- CAH suggested breaking up the plot into smaller areas. New plan will be produced.

#### Planning

- Expect to submit application within 4 weeks
- 16 week determination period because full EIA was required

## ANNEXE B

### NOTES OF MEETING WITH FOOSE DEVELOPMENTS

**Monday 10 February 2014**

**Present:**

Foose Development: Tim Hare and Harry Molyneux

G W Finn: Ben Farmer

Langdon Parish Council Chris Shaw, Tony Minns, Shaun Craft, John Dyer and The Clerk

Martin Bill Fawcus, John Poulton, Ron and Jane Wakefield, Penelope Wurtz

Background The German owners of the paddock at the top of Lucerne Lane together with the agents, G W Finn, have asked for development of the site to be explored as the barns are an eyesore and no longer fit for use. They contain dangerous material e.g. asbestos and returning the site to agricultural use is not an option because of the high costs involved in clearing concrete foundations from the area.

Martin A sensitive hamlet with a strong sense of community. The barns which vary in age, style and building materials have a prominent position at the edge of the hamlet and any development should complement buildings that Foose have identified as significant such as Marston Hall and Martin Cottage. To date there has been no discussion with DDC. The sensitivity of the location has led to a preference for initial consultation with the PC and local residents.

Possible development A courtyard development capable of providing 12 – 14 dwellings of which 3 would have to be for first time buyers. The paddock could accommodate a larger building to balance Marston Hall while a small building at the “corner” would complement Martin Cottage.

Response from representatives of PC and community

- Has the Local Development Framework been studied?
- Is there a clear understanding that Martin is a hamlet?
- There are no more than 60 dwellings in Martin. An additional 14 would represent a high increase. This is an agricultural hamlet and adding such a large percentage of dwellings would destroy the balance.
- How would it help the functionality of Martin? The developers replied that there would be more people that could lead to better bus services and additional funding.
- Energy efficiency should be a consideration.
- Church Farm Mews in East Langdon has evolved into its own community that plays no part in village life. A large development at Martin could produce the same result. How could this be avoided?
- The developers seem unclear about the type of development that they envisage i.e. whether affordable or quality housing.
- Incorporating some of the surrounding land into the scheme would offer the opportunity of a small holding with one large farmhouse.
- Gardens need to be provided.

Next stage

Further comments are invited and should be addressed to G W Finn

