

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

Present: Cllr C Shaw (Chairman), Cllr J Dyer, Cllr A Minns, Cllr N Poulton, Cllr B Price-Stephens, Cllr J Watson, The Clerk, County Cllr S Manion, PCSO K Skirrow, Community Warden G Guillou-King and 7 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.
3. **MINUTES** The minutes of the meeting held on 17 February 2014 were accepted as a true record.

**Proposed: Cllr A Minns**

**Seconded: Cllr J Dyer**

4. **MATTERS ARISING**  
Street lighting in Martin Mill Cllr Watson has researched the possibility of installing a solar light for Roman Road but this has proved to be costly and not thought to be effective in the winter months. The matter has now been referred to Roger Walton at DDC together with a request for suggestions of a solution to which the Parish Council would consider a contribution.  
Martin Vale Farm Cllr Minns has advised Foose Developments that the residents of Martin are opposed to any form of development on the site.  
Neighbourhood Watch There has been no response to the request in the newsletter for names of existing wardens.

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

PCSO Skirrow reported a small number of neighbour disputes centred on noise and disturbance and an incident of a firework being thrown from a car in Station Road that landed close to a gas tank.

Community Warden Guillou reported that items found in the play area car park are suggestive of substance abuse. Dog fouling continues to be a problem and will be referred to the environmental officers.

Speed checks have once again been carried out near to the village hall on a Wednesday morning during the "school walk." The top speed recorded was 22mph. Only one child was seen wearing a high vis jacket despite all pupils having been issued with a free garment. The headteacher will remind parents in the next newsletter. Further random checks will be carried out at school times and at other times during the day. Cllr Price-Stephens drew attention to fast driving through Martin Mill and this will also be checked.

Cllr Minns reported that, during recent road works in Archers Court Road, there were a number of incorrect signs suggesting that the permit holders had not given adequate training to the staff at the site. Cllr Manion advised that such incidents be reported to Highways who are working to improve this area.

County Cllr Manion reported that the problems caused by flooding are not yet

over and are expected to continue until late May or early June. The repair of potholes is a major priority and KCC has received an extra £2.5m.

6. **ANNUAL PARISH MEETING** There has been no further communication from Keat Farm and it was agreed that Mr Anthony Hyde be invited to speak on the topical subject of Chancel Repair Liabilities and its implications for this community.

7. **SOLAR FARMS**

Update on Lumicity application DOV/13/01106 (Old Engine Shed field)  
Lumicity have advised that Wirsol will construct the site should planning consent be given. The offer of a sum of £25,000 as a community benefit has been confirmed.

The planning officer, Mr K Bennett has advised that the application will go to Committee and that only one speaker will be permitted for each side. It was agreed that a decision will be made once the date of the committee meeting is known

Report on meeting with Wirsol, Guston and St Margaret's Parish Councils

A meeting was held in East Langdon Parish Hall on Wednesday 5 March when Mr Dan Kirk from Wirsol updated the three parish councils on modifications that have been made to the application following consultation and confirming that a community fund of £100,000 will be made available if planning consent is given. There was considerable discussion amongst those present and it was evident that widely different views are held by the respective parishes. Notes on the meeting are attached at Annexe A.

8. **TRAFFIC WARNING SIGNS**

Capel-le-Ferne Parish Council has enquired about progress that has been made in the District with Speed Watch and if any council would be interested in sharing a Speed Indication Device should Capel proceed with the purchase of one at a cost of £1945. During discussion the Community Warden advised that such a device would require volunteers to be trained and designated sites approved and that he could continue to carry out random checks without any cost to the Parish Council. It was agreed that a permanent SID with a school warning sign could be useful and the Community Warden is pursuing this with Mr Richard Heaps of Kent Highways.

9. **CORRESPONDENCE**

KHS – Stephanie Wadhams has responded to the request for bollards on the grass triangle at West Langdon by saying that Highway Operations do not have funding for this type of work and the matter has been passed to the Member Highway Fund team for consideration by County Cllr Manion.

KALC – Parish News has been received and circulated and the attention of members was drawn to the Councillors' Conference on 19 July and a series of events focusing on Kent police and the Ambulance Service the first of which will be held on 2 April.

ACRK-

- i) Rural News gave information on free trees for local communities and schools.
- ii) Oast to Coast has been received. *Given to Cllr Dyer*

CLERKS AND COUNCILS DIRECT – The newsletter has been received.

VICTIM SUPPORT – A request for a grant has been received. It was noted that a request had been received from the Citizens Advice Bureau earlier in the financial year and it was agreed that both charities should be considered at the May meeting.

## 10. FINANCE

### Approval of payments

#### Chq no.

846	Clerk's salary (Jan – March)	£ 498.85
	Clerk's expenses (Jan – March)	£ 73.38
	Clerk's computer allowance(2013 - 2014)	£ 110
	Clerk's broadband allowance (2013 – 2014)	£ 140
847	HM Revenue & Customs	£ 124.80
848	Anthony Hyde (Office services for PAYE)	£ 75.00
	Anthony Hyde (Printing of residents' letters)	£ 25.68
849	Cllr C Shaw (Chairman's allowance)	£ 100
	Cllr C Shaw (Newsletter printing)	£ 29.16
	Cllr C Shaw (Newspaper advert for Strangefaces)	£ 60.00
850	East Langdon Village Hall (P.O. support 28 weeks)	£ 140
	East Langdon Parish Hall (Grant)	£ 170
851	Langdon Playing Field Association (Grant)	£ 210
	Langdon Playing Field Association (insurance)	£1000
852	KALC (Resilience & Reassurance Conference fees)	£ 72

**Proposed: Cllr J Dyer**

**Seconded: Cllr N Poulton**

**Quarterly financial report** The report was circulated and discussed. It was noted that the sum of £1000 is available for additional maintenance that could include the trimming of some verges early in the season. Members were asked to identify such areas in their own localities and send the information to the clerk by the end of March. It was also noted that the grant of £120 awarded to West Langdon village hall will remain in the parish council account until additional funding has been sourced. The budget for village signs is overspent by £295 as, at the time of the meeting, a refund from the Member Highway Fund is still outstanding.

**Appointment of internal auditor** It was agreed that Mrs Julie Pamplin be invited to carry out the internal audit.

**Proposed: Cllr B Price-Stephens**

**Seconded: Cllr J Watson**

## 11. PLANNING

### PLANNING APPLICATIONS

#### DOV/14/00153

**Proposal:** Construction of a 52.2 hectare (including temporary access tracks) solar park, to include the installation of solar panels to generate electricity, with transformer housings, security fencing and cameras, landscaping and other associated works.

**Location:** Land at Guston Court Farm, East Langdon Road, Guston, Dover CT15 5EX

The chairman outlined the proposal for a 24MW solar park on agricultural land assessed as grade 3a and 3b on two rural sites with the A2 and A258 as their boundaries. During discussion reference was made to the impact on properties and especially on listed buildings, the impact on Public Rights of Way and the potential effectiveness of the proposed screening. It was noted favourably that permission has been granted for a solar park as part of the Tilmanstone regeneration scheme and approval has also been given for a large installation of roof mounted solar panels in an industrial area. Reference was also made to a newspaper article stating that Germany was abandoning green energy schemes where the need for standby power stations created more CO2 than it was saving.

Following the discussion and earlier presentations by Wirsol, members agreed that they were sufficiently informed to vote on the application.

In favour : 0  
 Against : 6  
 Abstentions : 0

**Langdon Parish Council objects to the proposal.**

It was agreed that letters will be sent to all households in the parish advising parishioners of the decision.

**DECISIONS BY DOVER DISTRICT COUNCIL**

**TC/14/00014**

**TREWORK IN CONSERVATION AREA**

**Proposal:** Reduce an ash and sycamore by 50%

**Location:** Four Bells, The Street, East Langdon, Dover, CT15 5JF

**Permission granted**

**12. REPORTS FROM OTHER BODIES**

Playing Field Cllr Shaw reported that bark from the shredding of the trees has been used in the slide area. Some parents have been taking dogs into the play area and have received a verbal warning. There has been a suggestion from Shepway that funding to increase links between army personnel and communities could be used to install a facility such as a skate park.

Village Hall Strangeface's production of "Shooting the Moon" will take place on Friday 28 March. Ticket sales are slow and it is hoped that additional marketing by the company will have a positive effect.

**13. ANY OTHER BUSINESS**

Toadwatch A team of volunteers from outside the parish have once again been collecting toads and helping them on their journey to the pond.

Daffodils The newly planted daffodils are in flower and making an attractive display on the village green.

East Langdon Village Green When funds permit, there are three items in need of maintenance: the chestnut tree, the metal seat and the golden jubilee plaque.

**14. NEXT MEETING** The next meeting will be held at 7.00 pm on 14 April 2014 in East Langdon village hall.

The meeting closed at 9.38pm.

Signed.....

Date.....

## ANNEXE A

### NOTES ON MEETING WITH WIRSOL Wednesday 5 March 2014 East Langdon Village Hall.

#### **Present:**

Wirsol: Dan Kirk and 3 representatives

Langdon Parish Council: Chris Shaw, Barbara Price-Stephens, John Dyer and Jannine Hyde.

Guston Parish Council: 2 representatives

St Margaret's Parish Council: 4 representatives

#### Access

- Access is a key concern.
- Access to Guston 1 will not be from layby on A258 but at the other end of the field.
- Highways are happy with access to Guston 2

#### Suitability of site

- The right technology on the right site
- Land is inextricably linked with the high voltage cable

#### Building

- Cost - £35 million

#### Modifications to Guston 2

- 100m buffer zone between park and houses introduced. Output down from 20 – 17 MW
- Extra planting introduced to “break up” site.

#### Planning consent

- Both sites are included under one application. If either site fails, the whole project fails.

#### Maintenance

- Panels are cleaned once a year with ionised water.

#### Decommissioning

- Planning system requires a bond from the developer to ensure land is restored after 25 years.

#### Finance

- A pension fund will “sit” on the development. The amount of energy to be produced can be guaranteed making it a secure investment.

#### Community fund

- A fund of £100,000 will be available between the three parishes.
- Fund could be administered by a not for profit company with representatives from the parishes and possibly Wirsol
- The money could go into existing projects / structures or be used to attract match funding.
- Fund could be used for microgeneration or for discounted energy in needy cases although this involves a great deal of admin (Wirsol would help)
- A fund will be given even if the application fails.

