

MINUTES OF LANGDON PARISH COUNCIL
East Langdon Village Hall
18 August 2014

Present: Cllr C Shaw (Chairman), Cllr J Dyer, Cllr A Minns, The Clerk and 2 members of the public

1. **DECLARATION OF INTERESTS** There were no declarations of interest
2. **APOLOGIES** Apologies for absence were received from Cllr S Craft (holiday), PCSO K Skirrow and District Cllr P Watkins.
3. **MINUTES** The minutes of the meeting held on 21 July 2014 were accepted as a true record.

Proposed: Cllr J Dyer
Seconded: Cllr A Minns

4. **MATTERS ARISING**

Solar Farms A revised application has been received for Guston Court Farm showing the deletion of the site of Guston 2. The revised application for a 19.9 hectare solar park on the site of Guston 1 only was discussed at length and the council's decision is recorded in minute 11. Wirsol have requested a meeting with Langdon and St Margaret's to explain the revision.

Verge trimming The Highways Operations Engineer for Dover has advised that emergency cutting will only be undertaken if they feel that vegetation is causing a real hazard. The local steward will inspect the signs that have been reported as overgrown. There are ongoing issues with the land owner at the Waterworks Lane crossroads but a request will be made for the hedge to be cut to improve sight lines.

Speed limits Ryan Shiel has confirmed that reductions in budgets and staffing have resulted in site meetings not being available unless a commission has been agreed with the local Member.

Defibrillator It was agreed that quotations will be sought and presented at the October meeting.

Maintenance There continues to be a vacancy for a person to carry out routine maintenance as required.

Wheatsheaf Lane Planning Issues The land adjoining The Grange is owned by a Ms Clarke believed to be resident at Sutton Vale. It was agreed that monitoring of the site will continue.

Langdon Playing Field Project Cllr Shaw reported that the equipment list has now been finalised with Proludic and an invoice has been raised to KCC for the grant funding. A meeting has been arranged with a planning officer prior to the drawing up of plans and submission of an application for which the charge to the Parish Council will be £192.50.

Church Farm The owner of Church Farm has advised that a decision is needed about the most appropriate material for the roofing of the barn.

5. **REPORTS**

Other External Agencies

PCSO Skirrow reported that a resident in West Side had suffered a minor injury after falling over a toy that had been left on the path. This was a regular nuisance; the family concerned has been advised and the area is now clear. A heavy pot plant has been stolen from a property in West Langdon.

6. **WESTSIDE, EAST LANGDON** A resident in Westside has highlighted the lack of maintenance of the grass strip outside nos 10 and 12 together with the unkempt appearance of the area to the rear of the bungalows. It was agreed that the maintenance of the areas could be added to the list of general maintenance items. It is believed that the land in question could belong to East Kent housing but confirmation is required.
7. **THE STREET, MARTIN** A member of the public has expressed concern about possible damage to the privately owned concrete apron being caused by large vehicles driving over it when the road is obstructed by parked cars outside Cosy Nook. During discussion it was agreed that neither the police nor DDC have any powers over this privately owned land and that The Chairman will seek advice from Richard Smith of KHS following his involvement with the previous owners of Cosy Nook.
8. **DOG WASTE BIN** DDC have advised that the cost of purchasing and installing a dog waste bin will be £300 - £350 and the annual cost for emptying is £350.

9. **CORRESPONDENCE**

DDC –

- i) The 2014 Polling District Review is being carried out and feedback on current polling stations is sought together with suggestions for alternative sites. In discussion it was agreed that East Langdon village hall is the most appropriate and accessible venue for the parish.
- ii) The final consultation on the local plan are underway following the Main Modifications proposed by the inspector, Mr Chris Anstey.

ACRK Rural News has been received.

KALC -

- i) The Government's response to the consultation on the draft transparency code for Parish councils with a turnover not exceeding £25,000 has been received.
- ii) Guidance has been received on the new law to make councils and other local government bodies more transparent and accountable to their local communities.
- iii) KALC will prepare response to a technical consultation on planning.

CPRE –

- i) Countryside Voice showed a telephone box being used to house a defibrillator (*Given to Cllrs Minns and Shaw*)
- ii) Fieldwork contained several articles on solar farms and the preference for rooftop solar. (*Given to Cllr Shaw*)

KFRS The Community Safety work of the services has been outlined and a response requested to indicate services that would be relevant and of interest to the Council. During discussion it was felt that the aims of the letter were not particularly clear but hard copies of literature would be

welcomed and made available to the public. A fire appliance would also be welcome at village events. Concern will be expressed that there has been little or no obvious response to the fire hydrant survey carried out by members in 2013.

EYTHORNE PARISH COUNCIL An email has been received thanking Langdon for objecting to the proposal for a wind turbine at Barville Farm.

AIR AMBULANCE A request for a grant will be considered at the end of the financial year.

KPFA The newsletter has been received.

10. FINANCE

Approval of payments

Chq no.

870	Mr C Shaw – Reimbursement for Applause Theatre	£ 40
	- Newsletter printing (reissue of cheque)	£ 29.16
	- Cartridges for A3 printer	£ 57.96
871	St Augustine’s Church – churchyard strimming	£ 75
872	Commercial Services Trading Ltd (Playing field maintenance 6 months)	£775.27

Receipts

Dividend £ 0.32

Proposed: Cllr A Minns

Seconded: Cllr J Dyer

Financial Review

A financial review was initiated in response to “Governance and Accountability for Local Councils” published March 2014.

Financial Regulations It was agreed that a more robust set of regulations need to be in place and should follow the Model Regulations prepared by NALC. These will be made specific for Langdon Parish Council and presented at the October meeting.

Section 137 Payments There was considerable discussion on this topic and it was agreed that best practice will be followed with an allocation for s137 payments clearly defined in the budget, all s137 payments clearly minuted and a separate account kept of all s137 payments.

Legal Powers It was agreed that a list of legal powers should be published on the website.

11. PLANNING

PLANNING APPLICATIONS

DOV/14/00153

Proposal: Construction of a 19.19 hectare solar park on site of Guston 1 only, to include the installation of solar panels to generate electricity, transformer housings, security fencing and cameras, landscaping, temporary access tracks and other associated works (Revision in respect of deletion of site of Guston 2).

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

The Council objects to the application and comments:

Langdon Parish Council notes the deletion of Guston 2, continues to object to the proposal and recommends that the Planning Committee refuse the application.

In summary the grounds for objection are:

1 AGRICULTURAL ASSESSMENT

- High quality farmland (grade 3a and 3b) being “best and most versatile” for food production. The land is both a local and national resource for food.

2 VISUAL IMPACT AND LANDSCAPE

- Open rural landscapes would be changed or screened with significant adverse impact for users of the A258 between the Swingate and the Duke of York’s roundabout. The proposal is adjacent to the North Kent Downs Area of Outstanding Natural Beauty (AONB).

3 SCALE

- Site 1 covers 47 acres (19.19 hectares) and is a large area of agricultural land in a rural setting. The A2 by-pass and A256 Eastry by-pass currently mark the outer boundary of the Whitfield and Whitecliffs Business Park commercial areas. Any development that crosses the boundary could open the way to further proposals.

DECISIONS BY DOVER DISTRICT COUNCIL

DOV/14/00661

Proposal: Erection of front and rear dormer roof extensions

Location: Sunnybank, Guston Road, East Langdon CT15 5JE

Permission granted

12. REPORTS FROM OTHER BODIES

Village Hall Committee Cllr Shaw reported that the broken window is being measured up for repair.

13. ANY OTHER BUSINESS

Old Hat Jazz Band Performance A performance has been booked for Friday 28 November. It was agreed that the cost of £350 will be underwritten by the Parish Council in the unlikely event of insufficient ticket sales.

Memorial Seat A written quotation for the alteration to the memorial seat should be available for consideration at the next meeting.

Martin Vale Farm The Enforcement Officer will be advised of a large scale structure that has been erected covering the side entrance to the property and an additional access point from Station Road.

No 1 The Holt The Enforcement Officer will be advised of a large extension that is being added to the first floor of the property.

14. NEXT MEETING The next meeting will be held at 7.30 pm on 15 September 2014 in West Langdon village hall.

The meeting closed at 9.55pm.

Signed.....

Date.....

