

MINUTES OF EXTRAORDINARY MEETING LANGDON PARISH COUNCIL
By Remote Conferencing
on Thursday 5th November 2020 at 7.30 pm

Present: Cllr C Shaw (Chairman), Cllr S Willett, Cllr A Minns, Cllr B Price-Stephens, Cllr J Watson, Cllr S Craft, Clerk (D Willett) and 3 members of the public

1. DECLARATION OF INTERESTS
 Cllr S Craft Planning - **DOV 20/01171**

2. APOLOGIES (None received)

3. PLANNING

DOV 20/01171

Town and Country Planning Act 1990 (As Amended)

Proposal: Erection of 3 no. detached dwellings with car ports and associated parking

Location: Land Known as Church Farm Vicarage Farm Road West Langdon, CT15 5HF

Decision: The parish council no objections of the application as submitted.

Comments:

Langdon Parish Council has the following observations on this application.

Recognizing that the applicant has been granted a certificate of lawful development in 2018 for the site, the parish council expected to see a revised planning application to be submitted.

The design and material finish of the proposed three dwellings were considered sympathetic to the rural hamlet setting as do the approach and landscaping layout of the development area.

Concern was raised about the effectiveness of the entrance sight lines along the Waldershare Lane highway given the speed of some vehicles passing through the area.

DOV 20/01008

Town and Country Planning Act 1990 (As Amended)

Proposal: Erection of an outbuilding (existing shed to be demolished (retrospective)

Location: 8 Church Farm Mews, East Langdon, CT15 5FE

Decision: The parish council recommends refusal of the application as submitted

Comments:

Church Farm Mews lies within the East Langdon conservation area and as such any changes to outbuildings within the curtilage are subject to the planning process. In addition, the original planning permission DOV/05/01442 granted in 2006 set out several planning conditions to restrict future changes and protect the character of the conservation area. On this basis, had the garden office been proposed through a new application, the parish council would have preferred a design in keeping with the cladding materials and finish of the main dwelling. Furthermore, the outbuilding within the rear garden would be better sited further away from the boundary fence of dwelling No.1 to reduce the height impact and facilitate maintenance access to the rear of the outbuilding and boundary fence.

The parish council recognises that due to the current Covid-19 pandemic, work patterns are changing to minimise travel; remote home-working being actively encouraged by the Government. It is therefore not surprising to see an outbuilding being considered to

provide dedicated and private workspace away from the normal domestic living areas, marking a clear separation between work and family life.

With the above considerations in mind and being sympathetic to the oversight of the specific planning process, the parish council makes the following suggestions in an attempt to resolve the current dispute between the neighbours and adapt the garden office to blend in with the conservation area.

1. If possible, relocate the building further away from the rear boundary fence.
This will reduce the visual impact of the building as seen from house No.1;
The rear wall of the building and boundary fence could be more easily accessed for maintenance and weed control.
2. The exterior walls of the outbuilding to be re-painted in a black finish to match the cladding of the dwellings.
3. Increasing the height of the boundary fence to give additional screening as viewed from the rear garden area of No.1. A wooden trellis with climbing plants is a possibility.
Alternatively, if the building could be move back from the boundary fence as suggested in point 1. above then this would facilitate the introduction of an indigenous hedge to screen the garden office from view.
4. Re-route the rainwater guttering of the outbuilding to discharge away from the boundary into a soakaway system.

Assess any impact of light pollution emanating from the outbuilding during the hours of darkness which might affect the neighbouring properties

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The meeting closed at 8.45 pm.

Signed.....

Date.....