

**MINUTES OF LANGDON PARISH COUNCIL ORDINARY MEETING**  
**By Remote Conferencing**  
**on Monday 16th November 2020 at 7.30 pm**

**Present:** Cllr C Shaw, Cllr A Minns, Cllr S Willett, Cllr J Dyer, Cllr B Price-Stephens, Cllr J Watson, Cllr S Craft, D Willett (clerk), KCC Cllr S Manion, DDC Cllr O Richardson, 3 Members of the public

**1 DECLARATION OF INTERESTS**

Cllr C Shaw item 9 Finance cheque payment

**2. ABSENCES and APOLOGIES**

DDC Cllr M Bates,  
KCC Community Warden Steve Nodding,  
PCSO Tyler Harris

**3. MINUTES**

The minutes of the ordinary meeting held on 19th October 2020 were accepted as a true record and will signed by the chairman at a later date.

**Proposed:** Cllr A Minns

**Seconded:** Cllr B Price-Stephens

The minutes of the extraordinary meeting held on 5th November 2020 were accepted as a true record and will signed by the chairman at a later date.

**Proposed:** Cllr B Price-Stephens

**Seconded:** Cllr J Watson

**4. MATTERS ARISING FROM THE MINUTES**

**West Langdon Village Green** –No progress to report

**East Langdon Village Pond and Highways Flooding** – KCC Highways soakaway works to be finalised for approval for a start date in early 2021. Church Farm Mews residents who are responsible for the pond are considering a partial cleansing of the pond.

**Martin Mill Parking issues** – No update due to lockdown. A meeting with southeastern management to be arranged in 2021.

**Broadband Services in Langdon** Openreach have provided a quote for upgrading broadband to a “fibre to the premises service” across the parish. A detailed costing has been requested.

**Notice Boards - Martin & Village Hall** A new noticeboard has been fitted at West Langdon. The old board will be refurbish and fitted at the parish hall.

**Solton Manor** – Additional plans and text have been submitted by the owners in response to the DDC planning case officer’s request. The parish council’s initial observation is that most of the documents are re-issues of plans from a previous application which fail to address the current planning conditions.

**The Lantern Inn, Martin** – awaiting for a planning application to be submitted to DDC.

**5. HEALTH AND SAFETY**

The speed limits in the villages continue to causing concern. Cllr B Stephen-Price conducted a simple speed test in Martin Mill but found no excessive speeds recorded. The problem appears to be inappropriate speed for the conditions in the narrow street. Cllr A Minns was due to observe

the SpeedWatch team in Eythorne but this was cancelled due to the weather conditions. Cllr A Minns is going to investigate the costs of portal speed indicators.

Repairs and updating to the street lighting in the district remain in deadlock.

Cllr A Minns raised the matter of shared highway responsibilities between vehicles, cyclists and horses as some concerns have been raised by the public.

## 6. REPORTS

### County and District Councillors

**Cllr S Manion: Kent is heading back into Covid19 tier lockdown.** KCC will consider using a meal voucher system to provide school meals during the Christmas holiday period. The consultation period on the next KCC budget is ending soon amid higher financial demands resulting from the present pandemic situation. Weekly booked visits to KCC Household Recycling Sites are now allowed. The dualling of the A2 is a strongly-rumoured measure to improve the traffic flow from Dover towards Canterbury and reduce the potential HGV traffic congestion at the proposed inland clearance lorry park site between Guston and Whitfield. Cllr S Manion will investigate the proposals.

### Cllr O Richardson and Cllr M Bates

See the attached appendix for the detailed report which includes a robust response from DDC back to the Government on the proposed reforms to speed up the current planning system and possible annual house-building target increase for DDC from 592 to 1279 homes.

**Steve Nodding - KCC Community Warden** – please email any issues to him.

**Lengthman's Report** – Vehicle fire at the junction of Waterworks Lane and Forge Lane reported. Fly-tipping continues to be a serious issue around the Parish. Incidents can be reported via the DDC website.

**East Langdon Parish Hall** – The post office remains open on Tuesday and Thursday mornings as an essential service. All other activities have ceased.

**West Langdon Parish Hall** – Nothing to report.

**Langdon Playing Field** – Visitor numbers at the weekends are fairly high during the recent mild weather conditions. Discarded litter including disposable nappies and face masks are a serious health hazard for the volunteers who clear up the rubbish left in the car park. Litter notices will be put up to make people aware of the problem. The regular site safety inspections continue as usual.

**Local Plan Consultations** –. See item 11.

## 7. CORRESPONDENCE

KCC Weekly Pothole/Patching Data

KCC Newsletter - COVID-19 Update

NALC CHIEF EXECUTIVE'S BULLETIN

NALC COVID 19 updates

NHW Messages - Dover District crime reported

**Parish Online News:**

**KALC MEDIA RELEASE:** KCC Leader says children will not go hungry during half-term

**KALC NATIONAL CSSC Green Message - NCTPHQ Bulletin - 26 Oct 2020**

**KCC** Proposed site for an Inland Border Facility on the White Cliffs Business Park.

**Health Hazard Complain at Langdon Playing Field** – an email had been received from a local resident complaining that the field hedges had been used as a toilet area by visiting families

which had resulted in dogs eating and rolling in human faeces. The email had been passed to the playing field committee.

## 8. FINANCE

### **Approval of payments Resolution 20-11/01**

Chq No.		
1177	Commercial Services, Grounds maintenance	£1444.81
1178	East Langdon Parochial Church, grass cutting	£200.00
1179	St Marys Church West Langdon, Grass cutting	£250.00
1180	Zoom October Subscription payee C B Shaw	£14.39
1181	Langdon Newsletter printing Anthony Hyde	£90.00

**Proposed:** Cllr B Price-Stephens

**Seconded:** Cllr A Minns

**Resolution carried**

### **Receipts**

NatWest Bank Interest	1 <sup>st</sup> October -30th October 2020	£ 0.28
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**Budget Preparation for 2020-2021** – draft budget to be produced and circulated.

## 9. PLANNING

### **PLANNING APPLICATIONS**

#### **DOV 20/01261**

#### **Town and Country Planning Act 1990 (As Amended)**

**Proposal:** Erection of a single storey rear extension, first floor front extension, replacement roof to front porch, existing gas tank to be installed underground and widening of hard standing (existing conservatory, front first floor dormer window and front garden wall to be demolished)

**Location:** Longwaite , Station Road, Martin Mill, CT15 5JX

**Decision:** Parish Council has no objections to the application

**Comments:** The proposal text "... existing gas tank to be installed underground" was considered incorrect as only a new underground-specific Calor gas tank would meet the required safety standards.

#### **DOV 20/01066**

#### **Town and Country Planning Act 1990 (As Amended)**

**Proposal:** Erection of side and rear extension with front and rear dormer roof extensions

**Location:** 9 Martin Dale Crescent, Martin Mill, CT15 5JU,

**Comments:** No further comment considered necessary to add to the original response sent to DDC on 22/07/2020.

### **New applications received between meetings and subject to Council's policy of consideration by circulation and advertisement on public and noticeboards.**

#### **DOV 20/01159**

#### **Town and Country Planning Act 1990 (As Amended)**

**Proposal:** Single storey rear extension with a flat roof

**Location:** 28 Westside, East Langdon, CT15 5JG

**Comments:** No objections.

**New applications received between meetings and considered by extraordinary meeting 9<sup>th</sup> November – see separate minutes for full proceedings.**

**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 had no objections to 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 objected to the application as submitted

**Comments:** See minutes of extraordinary meeting 9<sup>th</sup> November for full 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.

**DECISIONS BY DOVER DISTRICT COUNCIL**

None received to date

**PLANNING ENFORCEMENT**

**ENF/20/00104**

**Planning Enforcement Complaint - Development adjacent to The Meadow**

DCC Enforcement team is awaiting a planning application from the resident at the mobile home "Midgard, Guston Road".

**THE LANTERN INN – MARTIN -**

Reported under **Item 4 Matters Arising.**

**Customs Clearance Zone at the White Cliffs Business Park in Whitfield**

The parish council agreed to write to the DfT, DDC and local MP to object to the proposed site at Guston.

**10 NEIGHBOURHOOD PLANNING**

Draft letter being written to highlight our requirements for funding bid.

**11 DDC DRAFT DISTRICT LOCAL PLAN**

A copy of the first draft plan for Langdon was published in the November Parish Council Newsletter to remind residents of the draft proposal.

DDC is expected to announce the first public consultation in January 2021 and residents are encouraged to participate. The parish council plans to gather comments from residents by on-line Zoom discussions before making a formal response to DDC. Comments on the published draft plan are still welcome and should be emailed to the clerk and to DDC.

## 12. DATA PROTECTION REPORT

Nothing to report.

## 13. ANY OTHER BUSINESS

**Remembrance Sunday Service.** A service was held on the village green to honour the fallen of the parish and the laying of wreaths by parish representatives.

**Carols on the Green.** Wednesday 16<sup>th</sup> December is the provisional date for the communal carols event on East Langdon Green starting at 6.30pm, assuming Covid19 compliance. The Christmas tree will still be a welcome festive feature at the green to raise our spirits!

**Langdon Newsletter.** Expected publication date late January; any articles or information please forward to Cllr C Shaw for inclusion.

**Question from a member of public on affordable housing.** As part of the Neighbourhood Plan, the parish council will gauge the need for affordable local housing as part of the evidence gathering surveys. Any need can then be included in the council's future housing strategy.

## 14. NEXT MEETING

The next parish council meeting will be held by Zoom meeting commencing at 7.30 pm on **Monday 14th December 2020**. The public are welcome to attend; please contact the Clerk for details joining details or visit the parish council website.

The meeting closed at 9.15 pm

Signed..... Date.....

## Appendix to Parish Council Meeting Monday 16th November

### DDC MEETING REPORT from Cllrs M Bates and O Richardson

Some of you may have heard the reports on the media concerning changes to planning procedures and a consultation document has been published by the government with very tight timescales for receipt of feedback. Some of the changes may be introduced quite soon after the New Year. The two of greatest concern to us are a change to the manner in which government will calculate the number of houses that a local authority will need to build within each year and the Dover requirement could rise from 596 to 1279. Furthermore, the proposals will radically reduce changes to how the consultation process will be conducted particularly in relation to the production of a Local Plan. The aim is to reduce the time taken to produce one which currently stands at approximately seven years to 3. I have forwarded a copy of the full proposals to you. The Council has made representations to the government requesting that these changes should be reconsidered.

**We attended a meeting on the Local Plan this afternoon. The draft for the Section consultation is now ready and will go to cabinet for approval on 7<sup>th</sup> December and will be published on 20<sup>th</sup> January. At that point you will be invited to submit your comments at the formal consultation process.**

The full council met on Wednesday 21<sup>st</sup> October wherein a report was given of the financial consequences of COVID. The total impact on the budget amounts to £4,780,000. This includes loss of income from revenue earning sectors such as the new leisure centre and car parking charges together with increased expenditure for items such as Homeless Support and the Community Grant Scheme. However, with the receipt of government grants and prudent use of their reserves the council believes that it will be able to remain solvent for this full financial year.

Another issue discussed at Council concerned the very recent announcement by the Department of Transport that they intend to apply for a Special Development Order to build a Customs Clearance Zone at the White Cliffs Business Park in Whitfield. The Council was very concerned about the lack of consultation and unanimously passed a resolution to that effect. This proposal has very serious repercussions for our ward particularly in Guston where homes will border the site. Since then we have been in consultation with both residents and the DfT. I was interviewed by Meridian ITV last week and had a meeting with Natalie Elphicke on 6<sup>th</sup> November in which I outlined the concerns of the residents of Guston.

To date I have managed to ascertain the following from the DfT:

- The purpose of the site will be to conduct health checks on perishable goods and animals arriving from France at the Port of Dover. It will be for inbound vehicles only. Not outbound.
- It will be capable of holding up to 1200 HGVs.
- The operation will be 365/24/7.
- Construction on the site will commence on 1<sup>st</sup> January in order to ensure that it will be ready for operations to commence on 1<sup>st</sup> July.
- Entrance to the site is likely to be on the B&Q roundabout from the A2.
- Long term improvements to the A2 to mitigate congestion are being considered. In the meantime, there will be cosmetic improvements to the verges on the current road, introduction of CCTV to monitor traffic levels and a plan will be put in place to prioritise local traffic on the A2 between the Jubilee Way and the slip road to the White Cliffs Business Park at times of congestion.

Yesterday I received a reply to a letter I sent them on 2<sup>nd</sup> November concerning the timescales for consultation. I have received a reply stating that the SDO provides a 14-day period of consultation only. Over the past week I have collated comments from several residents which I have now forwarded to the DfT. I have been joined in the fight by the Chairman and Parish Clerk from Guston and am receiving some very energetic support from Geoff Lymer, the KCC ward member for Whitfield.

## **LOCAL ISSUES**

### **Speedwatch**

Kent police had suspended all operations until the end of the current lockdown period; i.e. 2<sup>nd</sup> December but will now allow us to recommence on 14.11.20. We will be restricted however to operating from two chosen sites only. Two volunteers can be deployed at any one time.

East Langdon have also expressed an interest in starting up a group to cover their parish. Tony Minns was going to come out with me but it pelted down with rain so we had to cancel. Can I just state that there are a number of rules around setting up a Speedwatch operation in your parish. You cannot simply don a fluorescent jacket and go out and wave a speed gun. Speed guns are not used in this county in any event.

We use an advisory device. You have to pass an e learning course, take a training session with qualified members and you will only be permitted to operate in locations approved by Kent Police. All this takes time to set up. I know that you are keen to show a presence as soon as possible and a colleague and I would be prepared to work in Ripple whilst you set up your locations and undertake the training. We could also provide you with some practical training once the restrictions are lifted and you have approved sites in place.