

MINUTES OF LANGDON PARISH COUNCIL ORDINARY MEETING
By Remote Conferencing
on Monday 19th October 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, DDC Cllr M Bates, KCC Community Warden Steve Nodding, 2 Members of the public

1 DECLARATION OF INTERESTS

None

2. ABSENCES and APOLOGIES

None

3. MINUTES

The minutes of the ordinary meeting held on 21st September 2020 were accepted as a true record and will signed by the chairman at a later date.

Proposed: Cllr J Watson

Seconded: Cllr B Price-Stephens

4. MATTERS ARISING FROM THE MINUTES

West Langdon Village Green –No progress to report

East Langdon Village Pond and Highways Flooding – KCC Highways has requested a site meeting with the parish council in November to discuss the proposed works to control the road flooding. The project is to dig two new soakaways on village green with new roadside gullies. Subject to final budget approval, works could start late December or early 2021. The project will require a road closure during the excavation works. KCC had carried out some limited remedial work of the silt trap at the pond but its maintenance is the collective responsibility of the Church Farm Mews residents, as is the pond area. A partial cleansing of the pond by the Mews residents is being considered.

Martin Mill Parking issues – A meeting with southeastern management to be arranged in 2021.

Broadband Services in Langdon The November newsletter will carry a request of Langdon residents to take part in a broadband speed survey using the BT Broadband Wholesale Test site, the results to be sent to the Clerk.

Notice Boards - Martin & Village Hall - Signs to be fitted before installation.

Solton Manor – DDC Planning Enforcement report that the business is currently in breach of 5 conditions and that they have 8 weeks to submit their proposals or face further action. They are not permitted to conduct weddings in the farm building and only one event is planned up until December.

Development at plot adjacent to The Meadow, East Langdon – DCC Enforcement team is awaiting a planning application from the resident at the mobile home “Midgard, Guston Road”.

BT Openreach – Formal complaint. BT maintains that the poles are legally sited and do not conflict with any listed buildings at East Langdon green. BT is not obliged to consult locally, only with DDC regarding new phone and pole installations. The parish council will not pursue further via the County Court.

Dog Fouling in the Parish - DDC will consider the provision of a Dog Waste bin at Hollands Hill in early 2021 when the new waste contract will come into force.

The Lantern Inn, Martin – following reports of unauthorised structures in the rear garden, DDC has visited the site and requested that a full planning application is submitted for an outbuilding housing the oven and all other operational development on the site.

5. **HEALTH AND SAFETY**

The speed limits in the villages still causing concern. Several Martin Mill residents will assess traffic speeds along Station Road. Ripple parish has set up a Speedwatch group and are willing to share their resources. The Parish Council is monitoring traffic incidents on a spreadsheet. Repairs to street lighting in the district are being delayed due to a maintenance dispute between DDC and UK Power Networks. The matter has been referred to Ofgem by the council.

6. **REPORTS**

County and District Councillors

Cllr S Manion: KCC is facing increased financial problems from Covid-19 and Brexit impacts, projected expenditure being £96M with a £12M shortfall. KCC household recycling sites now available for weekly return visits via the on-line appointment system.

Cllr O Richardson and Cllr M Bates

See the attached appendix for the detailed reports

Steve Nodding - KCC Community Warden

Martin Mill parking problems still being monitored. Fly tipping continues to be a problem.

Off-road bikes problematic in many areas and reports from residents are welcome.

Lengthman's Report – Speed signs need to be made more visible by trimming hedges and replacing where needed. Street Lamp conversations have now stopped. There are 7 lamps out of action in the parish. Cllr A Minns to send information to Cllr O Richardson who will chase UK Power Networks.

East Langdon Parish Hall – Post Office still operating. Dog Training being held in 1hour sessions following COVID-19 guidelines. The hall premises have been registered for COVID-19 Track & Trace and a QR code location reference for use with the mobile phone app.

West Langdon Parish Hall – Possible qualification for community DDC funding support.

Langdon Playing Field – Although less-used, some thoughtless visitors leaving rubbish, babies disposable nappies and face masks on the ground which are potential health hazards for the volunteer helpers. Sporadic reports of visitors allowing their children to defecate in the hedges which pose serious risks to other visitors and animals alike. 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 Community Champions Programme

NHW Messages - Dover District crime reported

Parish Online News: Public Map Launch

KALC NATIONAL CSSC Green Message - NFIB Cyber Bulletin - 23 Sep 2020

NALC REBUILDING COMMUNITIES

KALC FREE - KALC/KCC/ Kent and Medway Environmental Board Net Zero Environment event.

Resident's Report: Graffiti on brickwork under the railway bridge at Lucerne Lane.

Email KCC Cantium Services: due to low uptake of the proposed new parish council web hosting and compliancy service, KCC has cancelled the service launch but will continue to host the existing sites until the 1st January 2021 when alternative arrangements must be made.

8. FINANCE

Approval of payments Resolution 20-10/01

Chq No.

1176

Trevor Oku Grass cutting E Langdon

£60.00

Proposed: Cllr S Craft

Seconded: Cllr J Watson

Resolution carried

Receipts

NatWest Bank Interest 1st September -1st October 2020

£ 0.32

Presentation of the Quarterly Financial Statement July – September 2020

Discussed and accepted.

Proposal: Resolution 20-10/2: To extend Resolution 20-06/11: amendments to the Council's Financial Regulations to confer limited delegated authority to Cllr C Shaw, Cllr A Minns and Clerk D Willett in authorising financial payments beyond 31st August 2020 until 31st December 2020.

Proposed: Cllr S Craft

Seconded: Cllr S Willett

Unanimously carried

9. PLANNING

PLANNING APPLICATIONS

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: Application advertised at Martin Mill notice board and discussed between monthly meetings as per council policy. Parish Council has no objections and no comments received from public.

New Applications received between meetings and subject to Council's policy of discussion by circulation or public Zoom meeting

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

Comments: To follow after site meeting.

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.**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**Comments:** Waiting outcome of separate meeting.**DECISIONS BY DOVER DISTRICT COUNCIL****DOV 20/00461****Town and Country Planning Act 1990 (As Amended)****Proposal:** Erection of a detached barn for storage of machinery and animal feed for equine use, incorporating welfare facilities**Location:** Land at Roman Road, North of Pineham, Whitfield, CT15 5HB**Permission:** Refused**DOV 20/00430****Proposal:** Erection of two storey and single storey side extensions, front porch, double car-barn/store and alterations to driveway (existing garage and front porch to be demolished)**Location:** Mill House Station Road Martin Mill CT15 5JX**Permission:** Granted**PLANNING ENFORCEMENT****Planning Enforcement Complaint - Development adjacent to The Meadow ENF/20/00104**Reported under **Item 4 Matters Arising**. Also see appendix within Cllr M Bates' report.**THE LANTERN INN – MARTIN - Structures in rear garden (Conservation Area)**Reported under **Item 4 Matters Arising**. Also see appendix within Cllr M Bates' report.**10 NEIGHBOURHOOD PLANNING**

DDC has formally recognised the Langdon Parish boundary as designated area for the NHP.

There is a locality/local grant available of up to £19,000 for generating a NHP.

Committee members are, Cllr C Shaw, Cllr J Dyer, Cllr Barbra Price-Stephens, Cllr S Willett, Cllr A Minns, Clerk D Willett. Additional members representing local residents, businesses and organisations will be encouraged to assist in the plan formulation.

11 DDC DRAFT DISTRICT LOCAL PLAN

Section 18 article will be available early next year. A separate forum will be arranged with the parish council and the local residents to consider the proposed plan. More comments on the published draft plan are welcome and should be emailed to the clerk or to DDC.

12. DATA PROTECTION REPORT

GDPR 21-day rule for data retention rule is being applied to the parish hall's visitor log.

13. ANY OTHER BUSINESS

Carols on the Green. Covid-19 restrictions may exclude the usual parish communal carols event on East Langdon Green. The Christmas tree will still be a festive feature at the green.

Remembrance Sunday Service. The church is more likely to be a safer location with a limited congregation rather than on the village green. The latest Government guidelines will be followed as they are revised under a possible second lockdown period in November. Remembrance wreaths and dedication crosses can still be laid at the war memorial after 11am on the Sunday.

14. NEXT MEETING

The next parish council meeting will be held by Zoom meeting commencing at 7.30 pm on **Monday 16th November 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 19th October

Item 6. Reports

Cllr O Richardson and Cllr M Bates

Planning

Cllr O Richardson and Cllr M Bates attended a briefing session with DDC Planning on 13th October and were provided with details of the Government's recently-white paper for streamlining the current planning process. The proposed implementation will be in two stages:

1). Interim Changes

Initial consultation on the white paper ended on 1st October and a response has already been submitted to MHCLG. No implementation date has been given but the objective will be to have them in place by the end of the year. Any Local Plan currently which is not within 3 months of completing their Section 19 consultation process will be subject to the new arrangements. This will include the Dover new District Local Plan but the initial consultation on the published draft plan is expected in December or early 2021.

Main changes are:

Revised methodology for calculating the housing need in each district. The changes proposed could increase our district requirement from 596 to 1279 a year. DDC have raised strong objections to this.

Approach to implementing the policy of First Homes. They will be sold at a discount to market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system.

Temporarily lifting the small sites threshold, below which developers do not need to contribute to affordable housing, to up to 40 or 50 units.

Extending the current Permission in Principle to major development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first.

2). Recent Government White Paper on Planning Reform

This contains 24 individual proposals for reform. A very brief outline is as follows:

Local Plans would be required to put all areas of land within the District into one of three categories:

- (a) Growth areas – suitable for substantial development
- (b) Renewal areas – suitable for development.
- (c) Protected areas – planning controls on development 30-month timescale for preparation

FINANCIAL IMPLICATIONS OF COVID

There will be a meeting of the full council on Wednesday 21st October. An item on the agenda outlines the financial impact on the District of the pandemic. The following is a summary of these, and any definitive outcome will of course be dependent on how things develop over the next few months:

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. To counter this, it is forecasted that we will receive £3,130,000 from government grants. This will still leave a deficit of £1,165,000 which will be covered by a transfer of £1,530,000 from our current reserves leaving an overall but manageable deficit of £120,000. Several additional

projects totalling £7,000,000 have been proposed including the Dover town centre regeneration project, the Maison Dieu improvements and Dover Fast Track. The costs will be offset by several savings which will leave DDC with a retention of reserves amounting to £3.2m.

LOCAL ISSUES

1). Dog Fouling

There remains an outstanding bid from you for a bin in Holland Rd. Allocation of any new bins are awaiting the result of a budget review which is due to be completed this month. Cllr M Bates chased this with DDC and has been told that the review deadline had been extended until the beginning of the new year when the new waste contract will come into force.

2). Streetlamp in Waterworks Lane

Still awaiting the result of the ongoing dispute between UKPN and DDC as to who is to pay for the replacement of a considerable number of relay boxes attached to each lamp post. DDC do not have the funding and this is affecting all replacement requests. DDC have now referred the dispute to OfGem and they are now awaiting their determination. There is no change to this.

3). Telephone Pole on The Green

On 2.10.20 Cllr M Bates received a response from BT via DDC to say that the pole is legally sited when investigated and that they have been advised that it is correctly placed and does not conflict with any listed buildings. They also added that there is no obligation for them to provide an underground service as opposed to the overhead route. They have suggested that if we wish to pursue the matter that we must submit an appeal via the County Court.

4). Solton Manor

The Enforcement Officer wrote to Cllr O Richardson and Cllr M Bates on 19th August confirming that the business is currently in breach of 5 conditions and that they have 8 weeks to submit their proposals or face further action. They are not permitted to conduct weddings in the farm building and only one event is planned up until December. The enforcement officer dealing with the case told Cllr M Bates today that no submissions have been received and he will therefore be visiting the site later this week. He will provide a further update after his visit.

5). The Meadow

Cllr M Bates wrote to DDC Enforcement on 23rd September requesting an update. The officer replied and confirmed that he has visited the site and invited the owner to make a planning application. The applicant was granted an extension of time until 9th October to enable him to do so. Cllr M Bates forwarded a chaser for information over the weekend. The officer is currently on leave, but he has checked and can find no application having been submitted. He is returning from leave on 3rd November and Cllr M Bates will chase it up then.

6). The Lantern

Cllr M Bates wrote to DDC Enforcement on 25.09.20 who confirmed that the case is under investigation. Apparently, it was initially closed but has been re-opened following some further complaints and another officer had been asked to investigate it. Following a chaser over the weekend Cllr M Bates received the following update from the investigating officer:

“I visited site on 25/09/2020 and looked at the unauthorised development at the Lantern Inn.

There was nobody available to speak to but I still managed to view the recently constructed out building which houses the pizza oven. I also visited Mr Lear on this day to listen to his concerns. I have managed to discuss the site with the owner (08/10/2020). He has provided details of his architect and planning agent who are currently working on a full planning application for the outbuilding housing the oven and all other operational development on the site. I have requested this application to be submitted by 19/10/2020.