

MINUTES OF EXTRAORDINARY MEETING LANGDON PARISH COUNCIL
East Langdon Parish Hall
on Tuesday 19th April 2022 at 7.30 pm

Present: Cllr C Shaw (Chairman), Cllr S Willett, Cllr A Minns,
 Cllr J Watson, Cllr S Craft, Clerk (D Willett) and 6 members of the public

Cllr C Shaw Chairman opened meeting but due a declaration of interest passed the chair to Vice-Chairman Cllr A Minns. Cllr Shaw took no further part in the meeting.

1. DECLARATION OF INTERESTS

Cllr S Shaw - **DOV 21/01744**

2. APOLOGIES

Cllr B Price-Stephens (carer duties)
 Cllr J Dyer (Holiday)

3. PLANNING APPLICATION

DOV 20/01171

Town and Country Planning Act 1990 (As Amended)

Proposal: Outline application (with all matters reserved) for the erection of 10no. detached dwellings with vehicular access

Location: Land South East of Eastside Farm, The Street, East Langdon, Kent

Comments:

There was much discussion regarding the access to the proposed site due to the narrow gate entrance and volume of traffic that would be generated. There was also no provision for public paths this being a safety issue. The visual impact of the site was of great concern due to the typography, which would mean it would be viewed from most of the village. The sites proximity to a conservation area was raised as well as it being outside the defined village confines this being detrimental to landscape impact policies in place.

The drainage of the site was raised as there are already issues in the village with this. Overhead power lines were raised by members of the public as they would be in the conservation area.

PEA

Average opportunity for PEA, likely reptile habitat, would result in pond loss, no clear indication of how 10% biodiversity net gain would be achieved on the site - the current surveys don't demonstrate a clear baseline, let alone a genuine strategy for BNG

Heritage Statement

Does demonstrate an understanding of the local character and unique setting of Eastside Farm

"Dilution of farmstead character" by other historic farms does not justify future dilution, and arguably suggests against it!

Does not acknowledge the importance of long views towards the Conservation Area and Listed Buildings from the PROW to the east across the open fields - the proposals would significantly harm the appearance and setting of the Conservation Area in this respect

Site Layout

Local area, as with many Kentish farmsteads, is defined by an eclectic mix of regular and irregular building compositions of varying heights, massing and detailing. The layout, acknowledged as illustrative, does not reflect this character - it is quite clearly a series of large detached 'standard' house types, which do not demonstrate compliance with

emerging local housing need, concerns of local affordability, or local character

Principle

Site was considered not suitable by DDC under Reg 18 consultation due to concerns over heritage and landscape setting

As suggested by the applicant the site is no longer a working farm with the associated level of traffic movements, so any traffic generated by the site would be unique and additional to the existing network – The applicant's Technical Transport Statement suggests the site remains a working industrial area and that traffic will be similar, which contradicts other parts of the application.

The site, which is now wholly domestic, cannot be considered a brownfield 'regeneration'

No drainage strategy has been provided, which is vital given the immediate context - KCC have raised this issue.

Decision

The parish councilors (4) voted unanimously to object to the application.

The meeting closed at 8.25 pm.

Signed.....Chris Shaw.....

Date.....25/04/2022.....