

MINUTES OF LANGDON PARISH COUNCIL ORDINARY MEETING
East Langdon Parish Hall
on Monday 18th June 2022 at 7.03 pm

Present: Cllr C Shaw (chair), Cllr A Minns, Cllr S Craft, Cllr J Watson
D Willett (clerk), DDC Cllr M Bates, DDC Cllr O Richardson, 2 members of the public

1. DECLARATION OF INTERESTS

Cllr C Shaw Item8, Finance expenditure claim

2. ABSENCES and APOLOGIES

Cllr S Willett - work commitments

Cllr B Price-Stephens, career duties

Cllr J Dyer - holiday

3. MINUTES

The minutes of the ordinary meeting held on 16th May 2022 were accepted as a true record and signed by the chairman. **Resolution 22-06/01**

Proposed: Cllr A Minns

Seconded: Cllr C Shaw

4. MATTERS ARISING FROM THE MINUTES

West Langdon Village Green- The parish council has submitted an application to the Land Registry for first registration title of the village green as recorded in the Commons and Village Green register held by KCC. A legal firm has been engaged to assist with an application for Possessory title registration by the parish council for the unregistered eastern section of the West Langdon green. A reserves budgetary sum of £1000 has been agreed to cover legal fees.

Platinum Jubilee Celebrations The national event was celebrated by several Langdon communities: a garden party at Marston Hall on Friday 3rd June for Martin residents and on Sunday 5th June an open air thanksgiving church service at East Langdon Green followed by a Big Picnic parish gathering in East Langdon Parish Hall. Approximately 80 people attended on each occasion. Children of the parish were presented with Platinum Commemoration Mugs to mark the historic event.

Langdon Neighbourhood Plan survey –The hard copy questionnaire is awaiting a final front cover graphic before printing to all Langdon households. The questionnaire is also available as an on-line survey at www.langdonpc.org.uk/ndp

5. HEALTH AND SAFETY

Some local crime and traffic incidents are not being included in the monthly Kent Police reports for our ward. This is a serious concern which will be followed up.

6. REPORTS

DDC Cllr O Richardson: **See Appendix section**

7. CORRESPONDENCE

DDC

Letter to Town and Parish Clerks - Register of Interests

KALC

Carbon footprint tool

Councillors Conference 2022

Chairmanship Conference 28th July Lenham

KALC Clerks Conference 2022

KALC NEWS -June 2022

LOCAL ELECTIONS 2022

NALC
 Newsletter
 Chief executive's bulletin
 NALC EVENTS
 NATIONAL CSSC Green Message - NACTSO Bulletin - 11 Apr 2022
 STAR COUNCIL AWARDS 2022
 On-line Events
 White Cliffs Walking Festival 25th to the 30th August
 Advertising the New Anne Robson Trust Pre-bereavement Helpline
 SEE Newsletter - April 2022
 Parish Online Newsletter - June 2022
 Oast to Coast on-line magazine

8. FINANCE

Resolution 22-06/02: Approval of payments

Chq No.

1291	Land Registry. 1 st Registration W Langdon Village Green	£30.00
1292	J Boot Neighbourhood Plan Professional services	£490.50
1293	Microsoft monthly email fee Payee CB Shaw	£9.12
1294	Clerk Salary £511.12 and expenses £89.19 Payee D Willett	£600.31
1295	HMRC Clerk PAYE	£127.80
1296	W Langdon Green mowing and strim. (D Meadows) Payee CB Shaw	£25.00
1297	Jubilee Expenses payee CB Shaw (Prizes, Stationery,)	£94.02
1298	Jubilee Expenses payee R Jarvis (Stickers, Magnets, Craft packs)	£46.07
1299	Trevor Oku Grass cutting East Langdon Village Green	£30.00

Receipts Proposed: Cllr S Craft

Seconded: Cllr A Minns

Resolution carried

Receipts

NatWest Bank Interest 30th April 2022 – 30th May 2021 £3.87.

Annual Internal Audit: Meeting with Lionel Robbins arranged for 28th June.2022

Resolution 22-06/03: To accept the draft Income and Expenditure Account for the financial year ended 31st March 2022.

Proposed: Cllr J Watson

Seconded: Cllr A Minns

Resolution carried

Resolution 22-06/04: To accept the draft Balance Sheet for the financial year ended 31st March 2022.

Proposed: Cllr J Watson

Seconded: Cllr A Minns

Resolution carried

Resolution 22-06/05: To complete and approve the Annual Governance Statement for 2021/2022.

Proposed: Cllr A Mins

Seconded: Cllr S Craft

Resolution carried

Resolution 22-06/06: To approve the Accounting Statements 2021/2022 for Langdon Parish Council

Proposed: Cllr J Watson

Seconded: Cllr A Minns

Resolution carried

Local Audit and Accountability Act – period for public viewing: “The Dates of the Period for the Exercise of Public Rights for the year ended 31st March 2022” will be from Wednesday 29th June until Tuesday 9th August 2022. Details are on the parish council website and notice boards.

To receive the QUARTERLY FINANCE REPORT for period April 1st – June 30th 2022

Full review to be presented July when the June bank statements have been received.

Clerks Salary Revised NALC Salary agreement 2021-22

Resolution 22-06/07: To increase the Clerk’s salary hourly rate from £10.65 to £10.84 per hour (SPC 8) backdated from 1st April **2021** (£57.00) in line with the revised NALC salary scales 2020-21.

Proposed: Cllr S Craft

Seconded: Cllr A Minns

Resolution carried

As part of the national review of a parish employee’s duties, hours worked and remuneration, the Langdon parish clerk will log the various duties and hours worked for a three-month period starting July 1st.

**9. PLANNING
PLANNING APPLICATIONS
DOV 22/00668**

Town and Country Planning Act 1990 (As Amended) Proposal:

The erection of a solar farm with battery storage and associated infrastructure for a period of 40 years

Location: Land North of Guston and The Lane, Guston Court Farm, Guston

Decision: Following a public discussion and reading of correspondence, the parish council voted unanimously to recommend refusal of the application.

Comments: The main objections in brief were:

Loss of “Best and Most Versatile” productive agricultural land for a generation (40 years);

Visual and amenity impact on the rural landscape;

The development would represent an industrial-type intrusion into the open countryside.

The parish council’s full response is in the appendix section and on the DDC website.

DECISIONS BY DOVER DISTRICT COUNCIL

DOV 22/00441

Town and Country Planning Act 1990 (As Amended)

Proposal: Erection of 2 side/rear extensions for residential use (existing to be demolished)

Location: Martin Vale Farm Station Road Martin Mill CT15 5JX

Permission: Granted

DOV 22/00601**Town and Country Planning Act 1990 (As Amended)**

Proposal: Certificate of Lawfulness (Proposed) for the erection of 4no. dormer roof extensions on garage and insertion of external door to side elevation with steps and balustrade

Location: Martin Lodge The Street Martin CT15 5LL

Permission CLPR - Certificate Proposed refused

ENF/22/00161.

Common Land Roman Road Erection of garages

Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) Town and Country Planning (General Permitted Development) (England) Order England 2015

Location: Land West of Deal Road and North Of, Solton Lane, East Langdon, Kent,

Subject: Change of use of the land to keeping of horses, and erection of buildings and means of enclosure.

Ongoing

10. NEIGHBOURHOOD DEVELOPMENT PLAN

Questionnaire near completion and will soon be distributed to parishioners.

11. DDC DRAFT LOCAL PLAN –

The publication of updated draft local plan for consultation (Regulation 19) now expected by October 2022. Final adoption of approved DDC Local Plan should be 2023.

12. DATA PROTECTION REPORT

Nothing to report.

13. REPORTS FROM OTHER BODIES

East Langdon Parish Hall – Slow resumption of hall booking is impacting on income.

Langdon Playing Field – Fallen tree branches which were blocking the road have been dragged into the car park. The incident was reported to KCC Highways but any action to cut up and remove the wood is not forthcoming. Bench seat slats have been repaired.

Lengthsman's Report – Damaged wooden post on village has been reported to KCC.

Logged Date: 17/06/2022 10:35:51 Enquiry Number: 641318.

14. ANY OTHER BUSINESS

“Fly the Red Ensign” campaign on Merchant Navy Day 3rd September will be celebrated.

15. NEXT MEETING

The next parish council meeting will be held at **7.30pm on Monday July 18th 2022 in East Langdon Parish Hall.**

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There being no other business the meeting closed at 9.45 pm

Signed...Tony Minns..... Date.....18th July 2022.....

Appendix

The parish council's full response to the solar farm application

DOV 22/00668

Town and Country Planning Act 1990 (As Amended)

Proposal: The erection of a solar farm with battery storage and associated infrastructure for a period of 40 years.

Location: Land North Of Guston and The Lane, Guston Court Farm, Guston, CT15 5EX

Langdon Parish Council wishes to make the following response:

Decision: The parish council strongly objects to permission being granted for this the application.

1. General Comments

- 1.1. The description for the location of the application site is misleading in that it suggests Guston parish is the focus of the proposal. In fact, approximately 80% of the proposed site actually lies within Langdon Parish but is not obvious from the application notice.
- 1.2. Langdon Parish Council has consistently opposed the use of good quality agricultural land for renewable energy projects, particularly when it will have a detrimental impact on the open rural landscape of the chalk downlands.
- 1.3. Recent events in the Ukraine – Russia arena illustrate the fragility of the UK's food and energy supplies and our reliance on stable international trading relationships. Any loss of "Best and Most Versatile" productive land should be resisted to safeguard the maximum potential for home-grown staple food products.
- 1.4. The parish council understands the need to move to a lower carbon, renewable energy future but not at the expense of productive farmland. Locally in the Dover area there are opportunities to encourage the use of commercial and public premises for solar panel initiatives, the Dover Port Regeneration Zone being a prime site for example.
- 1.5. This proposal is a purely commercial venture with no benefit to the local communities.

2. Specific Comments

2.1. Protection of the Countryside DM15

Langdon Parish Council (LPC) objects to the loss of Best and Most Versatile (BMV) agricultural grade 2 and 3 land across the 29Ha site for the planned period of 40 years. The range of 17.3Ha grade 2 (63%), 8.3Ha grade 3a (30%) and 1.3Ha 3b (7%) productive land represents a significant and unjustified loss to the local farming economy. (Data source: Planning, Design and Access statement Para. 7.4.4)

- 2.2. Solar farms were promoted "as temporary structures of 25 years and that planning conditions might be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use." However, in this application a large area of high-quality land will be taken out of production for a period of 40 years, hardly temporary, and the solar park would comprise a long-term feature in the rural environment for a generation. LPC would

argue that a dependence on the energy generated by the solar farm over the 40-year period would make it very unlikely to be returned to agricultural use.

2.3. LPC asserts that there is no evidence to sustain the rural economy or community by installing the solar farm on productive land, contrary to Core Strategy policy DM15.

2.4. Landscape Impact DM16

The proposed site lies along the flat-topped downland ridge from The Lane (Guston) to the boundary of Solton Manor Farm (Langdon), in the same line as the A258 Dover – Deal Road. The south-eastern boundary of the solar farm will lie along the shallow valley bottom, at a lower level than the A258 road route.

- 2.5. DM16 requires that “*the character of the landscape should be protected, location carefully selected*” “*unacceptable if its location ... would have a harmful effect on the landscape.*” Having studied the applicant’s Site Context and Visual Appraisal (Ref. Appendices 1, Plan 2) and associated photo montages, followed by on-the-ground viewing from the peripheral boundaries, the parish council largely agree with the three categories of screening into the proposed site area. However, the effectiveness of the proposed screening is questionable, especially along sections of the higher A258 boundary and intersections of Solton Lane and Hangman’s Lane which overlook most of the sloping south-eastern aspect.
- 2.6. A useful reference point is at the Guston 1 solar farm which lies back from the A258 - A2 junction by the Duke of York roundabout. This solar farm was constructed in 2015 with associated boundary screening. Six years on, the solar panel arrays are clearly visible from the A258 as an incongruous impact in the landscape even during the summer seasons when the hedges and trees are in full leaf. There is no assurance that the proposed solar farm will be sufficiently screened to have minimal visual impact on this open rolling landscape.
- 2.7. LPC objects in principle to industrial-scale installations in this rural area, passive or otherwise and the creation of Guston 1 solar farm has breached the once-distinct boundary between industrial areas of Dover and the rural landscape that is bounded by the A258 – A2 corridor, contrary to DM16.

3. Conclusion

Langdon Parish Council respectfully urges the DDC planning committee to refuse permission for this large-scale solar farm application. It represents a serious incursion of an inappropriate development into a rural landscape significant for its rich history and heritage value.

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Monthly Report from DDC Cllr O Richardson

MEETING REPORT FOR LANGDONS PARISH COUNCIL ON THURSDAY 20TH JUNE 2022

COMMUNITY GRANTS

Community groups in the district looking for vital funding are being encouraged to apply to Dover District Council's popular Community Grants Scheme – which opens on Monday 16 May. Building on the success of previous years' schemes, the Council has increased the grant fund to £260,000 this year, to help local groups deliver their immensely important work in our local communities.

The grant has been split into two rounds for summer and winter and £130k will be available for both summer and winter grant rounds. Community groups who benefit the local area can bid for grants from £100 up to £4,000. Bids for the summer round will be accepted from 16 May until 12 noon on 20 June 2022 so time is getting short for you to put your bids in. As of 6th June, only £27,000 of funding had been requested.

Terms and conditions for the grants scheme can be found on the [DDC website](#).

PUBLIC SPACES PROTECTION ORDER

DDC's Cabinet has agreed to renew and amend two previous Public Spaces Protection Orders (PSPOs) into one updated PSPO. This follows consultation earlier this year, and around 1,000 comments being taken fully into consideration. The new PSPO is set to be introduced from 26 July 2022 and will run for a 3-year period.

PSPOs specify an area where activities are taking place that are or may likely be detrimental to the local community's quality of life. PSPOs impose conditions or restrictions on people using that area. This includes rules on dog control. Following feedback and consultation with residents and partner agencies, the previous nuisance street drinking element is now being consolidated and extended to cover the whole of the district. Plus, following various complaints, a new ban on unauthorised camping in public areas is being introduced to combat the anti-social behaviour and environmental impact associated with such acts that can affect local communities.

DDC's Cabinet has also agreed to the recruitment of three additional officers in the Environmental Crime team for littering and dog fouling enforcement. This follows the ending of the most recent contract with an external contractor.

QUEENS BATON RALLY AT DOVER CASTLE

Tickets for a free party for 2,500 people at Dover Castle on Thursday, 7 July to mark the arrival of the Queen's Baton Relay in the district are now available on a first-come-first-served basis via Eventbrite at www.dover.gov.uk/QBR. Birmingham 2022 is hosting the 16th official Queen's Baton Relay – a journey which brings together and celebrates communities across the Commonwealth during the build up to the Commonwealth Games.

Earlier in the evening, people are being invited to line the route of the Queen's Baton Relay as it comes ashore at Deal Pier at 6pm and makes its way along the seafront to Walmer, ending at the Borrow Pitt car park. Further information is available on the DDC website.

SHARED PROSPERITY FUND

Dover District Council has been allocated £1m over three years from the Government's UK Shared Prosperity Fund – and an open call for project ideas for local investment in the area has now been launched. The aim of the fund is to support the Government's Levelling Up commitment over a three-year period through three investment priorities: communities and place; supporting local business; and people and skills (in year 3 only). The Government says it wants places to identify and build on their own strengths and needs at a local level, focused on pride in place and increasing life chances.

Our 'open call for projects' will close at 12 noon on 30 June 2022. For more information, and to submit your project ideas, please see the DDC website at www.dover.gov.uk/UKSPF

DOVER INTERNAL BORDER FACILITY

The announcement was made this week that the project was to be cancelled. Minutes from the meeting of 17th June with HMRC state:

We are no longer proceeding with the site and this has been based on the numbers. We were originally going with two permanent sites, but government trade stats show numbers are greatly reduced and that means Sevington can cope. That site is only at 40% capacity now.

The Dover site will cost around £120m so government has made the decision that the site was not cost effective. It is still owned by DfT so they will remain as landlords and are looking at various options. We have a call with them next week and we will ask if they want us to remove the fence and lift the Roman Road back up. Our work will then be completed on the site. I'll speak to them and advise who the key stakeholders are and advise to keep these calls in.

LOCAL ISSUES

West Side unadopted road: Evidence has arisen which would tend to indicate that this parcel of land may well still be in the ownership of the Diocese of Canterbury although they have not registered it as such. I have passed this information to the PC with a suggestion that we discuss it with the local vicar to see whether he could assist.

To follow