

MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL
East Langdon Parish Hall
on Monday 27th March 2023 at 7.30pm

Present: Cllr C Shaw (chair), Cllr A Minns, Cllr J Dyer, Cllr J Watson, Cllr S Willett, D Willett (clerk),
 22 members of the public.

1. DECLARATION OF INTERESTS

None

2. ABSENCES and APOLOGIES

Cllr B Price-Stephens - Unwell
 Cllr S Craft

3. PLANNING APPLICATION

DOV 23/00370

Town and Country Planning Act 1990 (As Amended)

Proposal: Outline application for erection of up to 40 dwellings (matters reserved except access)

Location: Land off The Street East Langdon CT15 5JF.

The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated. The proposed plan is a departure from the development plan, affects a Right of Way and is a Major development.

Public Participation Session

Key documents from the planning application were on display for public viewing.

The chairman invited comments from the public, a summary is recorded below:

- Existing roads unable to cope with increase of traffic to be generated by development.
- The submitted Traffic Management Plan impact was dismissive of our narrow lanes.
- Proposed new road entrance splays need clarification with reference to existing and proposed land site levels when the adjacent roadside hedge banks were removed.
- The need for a Design Code to DDC to clarify new development when submitted for planning.
- Questions raised regarding drainage and foul water capacity with 40 additional dwellings added.
- Need to enhance environment by submitting concise Design Code.
- Point raised as in Neighbourhood plan regarding facilities, village shop, doctors' surgery.
- Dark sky policy raised as effect of new street lighting in the rural location
- Important Landscape impact study is given correct status to this site.
- The open spaces, pathways and wooded areas of the proposed site will require management. No details?
- The site is described at a partly private development. Public access to the pathways and space unclear/
- A 40 house development will have a large impact given that the existing village has only 67 existing dwellings in the settlement area; this would represent a 60% increase of this small village.

Langdon has embarked on a Neighbourhood Development Plan and conducted a parish-wide survey in October 2022. This data-gathering consultation has indicates that there is strong opposition to any new development in East Langdon which could worsen the current traffic issues through the local rural lanes. Impact on infrastructure services (public transport, sewage, water) were also highlighted as of concern if the proposed 40 houses went ahead, increasing the village dwellings by an extra 60%. The public were very sceptical of the desktop studies submitted with application which concluded that the sewage, water and traffic impacts would be minimal. Rural issues such as wildlife, dark night skies and intrusion into the landscape were often raised.

The chairman closed the Public Participation after 60 minutes and invited comments on the application from the parish councillors before moving to a vote.

Resolution 23-03/04: Langdon Parish Council objects to application Ref 23/00370 Outline application for erection of up to 40 dwellings (matters reserved except access).

Proposed by Cllr S Willett

Seconded by Cllr J Dyer.

Resolution 23-03/04 unanimously carried

The reasons for refusal are as below:

The application has been considered using adopted planning policies currently in force, namely:

Dover District Core Strategy Policies (2010):

CP1 – Settlement Hierarchy

DM1 – Settlement Boundaries

DM12 – Road Hierarchy and Development

DM15 – Protection of Countryside

DM16 – Landscape Character

Land Allocations Local Plan (2015)

Regulation 19 Dover District Draft Local Plan

The parish council recognises the emerging policies contained in the Draft Local Plan but until these are presented for examination, approval and adoption, they should not be given any significant weight, as there is an implied underlying assumption by the applicant that the proposed site (SAP46) will be approved as currently drafted, (and started) before the indicated medium term build programme 2025 – 2029.

The parish council asserts that the proposed site SAP46 lies outside the defined settlement boundary of East Langdon, on productive agricultural land. The proposed development would result in an unacceptable intrusion into the countryside, contrary to Core Strategies DM1, DM15, and National Planning Policy Framework (NPPF) 2021, paragraphs 167,169.

The visual impact of the site, which lies on the rising ground NW of The Street, would be very apparent to walkers traversing PROW footpaths ER44 and ER47 from the overlooking higher ground.

The development would be detached from the rural, organic and historic pattern of development of East Langdon involving the loss of countryside and its landscaped and undeveloped qualities DM15 and DM16.

The applicant's Design and Access Statement includes a conceptual site layout design for the 40 dwellings site, based on the character areas of the East Langdon village settlement. There is serious concern that this model would effectively create a separate community within East Langdon with its own semi-private open spaces and walkways.

The Ecological Impact Assessment has identified a range of habitats and wildlife within and adjacent to the proposed site. Measures to relocate some habitats to the boundary hedges have been proposed. Currently only footpaths ER44/45 are used by dog walkers but by creating new open spaces and walkways, this could lead to more disturbance of the local wildlife.

In conclusion the parish council urge the case officer to refuse this outline application as the details of many important planning matters are left unresolved until a later time. It would be in the best interest of the Langdon community for the applicant to resubmit the application when the new Local Plan has been passed through the remaining stages to final approval and adoption.

No other additional planning applications were received after the publication of the agenda.

4. FINANCE

Resolution 23-03/01: Approval of payments

Chq No.

| | | |
|-------------|---|----------|
| 1365 | Aubergine Annual Web Hosting Fee | £ 238.00 |
| 1366 | Alison Eardley Neighbourhood Plan Consultations | £5910.00 |
| 1367 | C B Shaw A3 printer paper | £ 16.80 |
| 1368 | J Boot Neighbourhood plan Consultations | £ 956.00 |

Proposed Cllr J Watson

Seconded: Cllr S Willett

Resolution approved

5. ANY OTHER BUSSNESS

None

6. NEXT MEETINGS

The next **ordinary meeting of the parish council** will be held at 7.00 pm followed by the **Annual Parish Meeting** at 7.30pm on **Monday 17th April 2023** in **East Langdon Parish Hall**.

Annual Meeting of Langdon Parish Council Monday 15th May 2023. 7.30 p.m. East Langdon Parish Hall

There being no other business the meeting closed at 9.30 pm

Signed.....CB Shaw..... Date...17th April 2023