

Lifton Parish Council

Minutes of the Parish Council Meeting held remotely using Zoom on 25th June 2020

These minutes are provisional until they are agreed at the next meeting of the parish council; they will be signed by the Chairman at the earliest opportunity.

Present: Cllr C Edmonds (Chairman), Cllr Moore, Cllr Parsons, Cllr Glen, Cllr Measey and Cllr Sutton-Woodhouse

1. Apologies: Cllr Elworthy and Cllr Elias

2. Minutes: The minutes of the PC meeting 21st May 2020 were approved as a true and accurate record of the meeting and will be signed by the Chairman at the earliest opportunity.

3. Dispensations and Declarations of Interest: Cllr Measey declared an interest in all three planning applications (Item 9.1) relating to Lifton Strawberry Fields.

4. To formally adopt the latest Register of Delegated Decisions

Councillors noted the payment of £1,713.60 made to Community First Insurance via the delegated decision process.

Motion: To formally adopt the latest Register of Delegated Decisions: proposed, seconded; those in favour (6). The Chairman and Vice-Chairman abstained from voting as they form part of the delegated decision process.

5. Public Participation/Borough Cllr. Update

Public Participation:

In agreement with Councillors, the Chairman invited the members of the public present to speak.

Representation was made by a local agent in relation to planning application 1491/20/FUL (Item 9.1 on the agenda). The agent provided an overview of the proposed plans for the site which would support a local farming family and enable them to build an agricultural dwelling consisting of a single-storey bungalow with parking and a garage. The scale of the red line boundary allowed space for adjustments in drainage, not to allow for a large garden.

In relation to planning applications 1408/20/OPA, 1547/20/FUL and 1604/20/FUL (also Item 9.1 on the agenda), representation was made by the applicant as follows:

1408/20/OPA – This site was earmarked for industrial land use in the joint local plan and will be used by local businesses, thus providing local employment opportunities. Consultation and an assessment of the land had been carried out. The location of the land was just off the A30.

1547/20/FUL – This proposal would allow new vehicular access to the land south of Lifton Farm Shop entrance and a new private access road to link existing farm access tracks. It was currently dangerous for people to walk along the A30 slip road from the Wooladon Estate to Strawberry Fields farm shop. This new access would provide a much safer route between the two sites and also into the village and would also be used for farm machinery.

1604/20/FUL – Due to an increase in business growth as a result of the new home delivery service working well, the current storage facilities within the restaurant area would be insufficient once the

restaurant re-opens following the latest government announcement. This proposal is to erect an additional storage area to the rear of the most recent extension which would free up the restaurant space.

Borough Councillor Update:

Councillors were informed that over £15 million had been paid out across the borough under the Discretionary Grant for Small Business scheme. 120 applications had been received in the latest round.

West Devon Borough Council's food parcel service for the vulnerable during the Covid-19 pandemic would cease at the end of June however they had secured online priority delivery slots with Tesco for those in need.

WDBC were currently working on a local recovery plan, with more details to follow in due course. Although the council have financial reserves, finances have taken a hit by the loss of revenue from things such as local car park charges, planning application fees etc.

6. General items:

6.1 Highways – Liftdown Cross to A388 road closure

Cormac Contracting, working on behalf of Devon County Council, will be closing this road from 1 – 3 July 2020 for re-surfacing work in the highway. A location plan and diversion route have been published on the Parish Council website. The Chairman reported that the backroads in Liftdown are also due to be resurfaced within this financial year.

6.2 Village seat (near Down Farm Cottage)

A complaint had been received relating to the poor condition of the bench that had been donated to the village by the Parish Council in 1977 to celebrate the Queen's Silver Jubilee.

The Chairman and Vice-Chair (independently) had undertaken a site visit to assess the bench. A couple of photographs were taken and shared with Councillors prior to the meeting.

Councillors discussed the condition of the bench and its current location. It was suggested that any replacement bench could be relocated to a different part of the village frequented by more walkers. The commemorative plaque could be removed and fixed to a new bench.

The PC would respect its donation to the village by providing a suitable replacement bench using its own funds and potentially some money available through the Borough Councillor's locality budget. Councillors agreed that the remains of the old bench be removed by the contractor and that the Clerk be tasked with providing costings for a replacement bench to the next PC meeting. Councillors were tasked with coming up with suggestions for an alternative site for the new bench.

Action:

Clerk to ask the contractor to remove the remains of the old bench.

Clerk to obtain costings for a replacement bench to be reported to the July PC meeting.

Vice-Chair to remove the commemorative plaque.

Chairman to explore finance options under the BC's locality budget.

6.3 Office of the Police and Crime Commissioner Councillor Advocate Scheme

Councillors received detailed information on the above scheme and were asked to provide details for a Parish Council representative to join the scheme from Lifton. A Councillor could volunteer or the Parish Clerk could become the councillor advocate representative for Lifton Parish Council.

Councillors, with full support of the Parish Clerk, agreed that Mrs Willis join the scheme on behalf of LPC. Any necessary provision would be made to adjust the Clerk's working hours and salary to allow her to participate in the scheme.

Action: Clerk to register with the OPCC's Councillor Advocate Scheme.

6.4 Road name in village

The Clerk had received an enquiry asking whether there were any plans to rename 'Darkey Lane' in the village. The person making the enquiry had long felt uncomfortable about this sign.

Councillors were informed that West Devon Borough Council was responsible for re-naming roads in consultation with local residents and that there were considerable implications for residents relating to any name change (the notification to land registry, all utility providers, personal and professional contacts etc.). The Parish Council was not responsible for carrying out the consultation.

Councillors were informed that if they wanted to progress with renaming this road, representation would have to be made to West Devon Borough Council who would have to consult with all local residents living on this road. The WDBC application fee for doing so would incur a charge of £37.00, payable by each household.

Councillors discussed the origins of the name in relation to local feelings and current affairs within the UK. They were told that this was a historic, locally-based road name given before development in the local area. The road had originally been a sunken and tree-lined dark lane.

Motion: To consider a proposal to approach WDBC to undertake local consultation on the possible road renaming: proposed, seconded; those in favour of supporting an approach to WDBC (1) and those in favour of not supporting an approach to WDBC (5).

Action: Clerk to draft a response to the original enquiry based on the above discussion and decision.

6.5 Complaint about cockerels in the village

A complaint had been raised with the Chairman regarding cockerels in a particular part of the village. A letter, sent by an anonymous person/s, had been distributed to individuals through their letterbox encouraging these residents to take the matter into their own hands and send correspondence directly to the owner of the cockerels.

In consultation with the Clerk, the Chairman had made an enquiry to West Devon Borough Council's Environmental Health Officer who was able to confirm that an abatement order had been issued to the owner of the cockerels.

The Parish Council have no power to do anything else but do not endorse any vigilante behaviour. Given the latest development in the village (the letter and local concern), WDBC agreed to write to the owner again. Councillors were informed that if no further action was taken by the owner, WDBC could decide to take action through the courts.

Residents are asked to contact the Parish Chairman who would be able confirm the correct procedure for dealing with this type of complaint.

7. Reports: None

8. Finance

8.1 For payment

Clerk's salary for June 2020	£ 389.33
Vision ICT – Web/IT support (inc. £64.00 VAT)	£ 384.00
Martin Ashley & Son Gardening Services – tree removal (inc. £50.00 VAT)	£ 300.00

Proposed and seconded that all the above payments be made.

[Total payments: £1073.33]

Action: Clerk to make all payments online.

8.2 Payment received:

Interest	£ 0.43
VAT refund for 2019/20	£1746.25
Exclusive Rights of burial fee	£ 200.00

8.3 Outstanding invoices: None

General matters relating to Finance:

8.4 Community First Insurance Renewal

Community First has amended the recent Lifton Parish Council insurance policy to remove the ride-on lawn mower from the list of assets insured as this item was sold last year. Community First are therefore going to refund the Parish Council the sum of £111.67, relating to the mower's removal from the policy.

9. Planning

9.1 Applications:

1491/20/FUL - Proposal: Proposed erection of an agricultural dwelling. Site Address: Lower Carley Farm, Lifton PL16 0EB.

Councillors considered the representation given under the Public Participation (Item 5) part of the agenda and noted that this full planning application fell under the TTV26 policy and was in the joint local plan. The proposal included details of drainage to the septic tank and water to a soakaway. Three generations of family farm this land; this dwelling would enable the younger generation to live in the main house which is Grade 2 listed having been built in the 1830's. An agricultural assessment had been carried out and justified the need for this agricultural dwelling.

In response to a query raised regarding the TTV26 policy and it's relation to a development proposal in Liftondown that the PC did not support, the Chairman reported that different rules applied to agricultural dwellings. A viable business appraisal had been carried out at this Lower Carley Farm site and had shown that there is an exceptional need for this development. It would ensure the sustainability of this long-established local business.

Proposed and seconded. PC decision: support; all in favour (6)

1408/20/OPA - Proposal: Outline application with some matters reserved (access to be considered) for change of use of land from agricultural to industrial use - B1 B2 B8 Uses (light industry, offices not visited by the public, general industry and storage and distribution). Site Address: Land to the North and West of Lifton Strawberry Fields, Lifton PL16 0DE.

Councillors considered the representation given by the applicant under the Public Participation (Item 5) part of the agenda and were informed that the Chairman had attended a meeting, in his role as Ward member, with the applicant, agent and strategic planner prior to this application. WDBC's Monitoring Officer confirmed that there was no conflict of interest with this and the Parish Chairman's role.

Councillors discussed the access to the site and the current road speed limit. Although not relevant to the PC's response to this application, the Clerk was asked to note the possible consideration of changing the speed limit in this area.

Proposed and seconded. PC decision: support (5); abstain (1)

1547/20/FUL - Proposal: Formation of new vehicular access to land south of Lifton Farm Shop entrance together with formation of new private access road to link existing farm access tracks. Site Address: Land to South of Lifton Strawberry Fields, Lifton PL16 0DE.

Councillors considered the representation given by the applicant under the Public Participation (Item 5) part of the agenda and noted that although DCC Highways were happy with the proposals, they had not yet sent a formal reply.

Councillors also noted that there were no landscaping requirements apart from an existing hedge and that there would be no tree removals.

Proposed and seconded. PC decision: support (5); abstain (1)

1604/20/FUL - Proposal: Erection of extension for additional storage area. Site Address: Lifton Strawberry Fields, Lifton PL16 0DE.

Councillors considered the representation given by the applicant under the Public Participation (Item 5) part of the agenda and agreed that this proposal was a natural progression of the most recent extension.

Proposed and seconded. PC decision: support (5); abstain (1)

9.2 Approvals: None

9.3 Refusals: None

9.4 Appeals:

3185/19/FUL - Appeal reference: APP/Q1153/W/20/3249800. Proposal: Erection of dwelling (resubmission of 0309/19/FUL). Location: Robins Croft, Lifton Down, LIFTON, Devon, PL16 0DA

Councillors agreed to remain with their original response to this application. All agreed.

General matters relating to planning:

9.5 There is no statutory consultation requirement on the applications below - the information is being sent for information only:

1153/20/ARC – Application for approval of details reserved by condition 5 of planning consent 3495/16/FUL. Selvi Cottage Liftondown PL16 ODB.

11. Correspondence

The Clerk shared the following information with Councillors:

DALC County Committee Minutes - 8th June 2020

Impacts and Use of Devon's Bus Network – Survey

Devon Air Ambulance - back to full night operation (until 2am)

Action: Clerk to ask permission to publish the Impacts and Use of Devon's Bus Network Survey on the PC's website.

12. Councillors' items for future agenda

As outlined in the above minutes.

Next Meeting

7.00pm, Thursday, 23rd July 2020 – via Zoom (to be confirmed)

Meeting closed at 21:00.

SIGNED..... Date.....