

Lifton Parish Council

Minutes of the Parish Council Meeting held remotely using Zoom on 26th November 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 Dunn, Cllr Elworthy, Cllr Glen, Cllr Lees, Cllr Measey, Cllr Moore and Cllr Parsons

- 1. Apologies:** Cllr Elias and Cllr Sutton-Woodhouse
- 2. Minutes:** The minutes of the PC meeting 22nd October 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:** None

4. Public Participation/Borough Cllr. Update

Public Participation:

A member of the public joined the meeting for planning application 2536/20/OPA and informed Councillors that the proposal for 68 dwellings was on land allocated in WDBC's Joint Local Plan. They did not want to underestimate the density of the land so propose 68 dwellings. The neighbouring Gladman site received planning approval for 54 dwellings on a site that is almost 2 acres smaller than the site in the above application. This new development would be accessed via the Gladman site land; the development access has been approved by DCC Highways. The number of dwelling in this application is flexible and may have to change once there is more detail.

Borough Councillor Update: WDBC and South Hams continued to process Covid-19 grants. Over 1,900 grant applications have been submitted to date of which 529 have been processed with payments worth £619k already made. Details about a second business grant would be announced shortly.

It had been announced in the government's spending review that the Okehampton to Exeter rail service would be receiving some funding; the Okehampton bid for funding had been successful.

5. General items:

5.1 Highways

The Clerk and Cllr Measey reported a blocked drain on Leat Road caused by a build-up leaves and hedge cuttings. The Highways Officer has been out and reported that the channel and drains were now all clear and running. The water on the road is currently coming from springs in the road, so there is not much that can be done at the present time to stop this. There is a salt bag on the verge, so hopefully this will be used if required.

The Clerk was asked to contact Highways about the overgrown hedge along Darkey Lane that was now growing across the road. The Highways Officer reported that they have already sent out hedge letters to 3 of the owners in Darkey Lane. The farmers did cut the hedges from the prow down to the corner a few weeks ago. There are no funds available to have the edge of the road cleaned in this financial year. The hedges on the bend seems to be DCC one but would not be classed as a safety defect. Therefore, no action will be taken by DCC at the present time. It was suggested that the WDBC road sweeper could go out to this area instead and this was arranged by Cllr Edmonds.

Councillors were also informed that sadly the recent footway cleaning which has been taking place in Lifton and Liftondown has now had to be put on hold due to budget restrictions. If more funds become available, the Highways Officer will try to get the works completed.

The Clerk was also asked to report a missing bus stop sign opposite the Fox and Grapes Public House (Station Road, Tinhay, Lifton PL16 0AJ), in the direction towards Okehampton. This was reported to both DCC and Stagecoach who have acknowledged the request for a replacement.

The structural damage to Southern Bridge, Tinhay has also been reported to Highways. They hope to carry out an assessment by 11th December 2020.

Councillors were informed that Highways England would be carrying out A30 Devon pine removal work from Lifton to the outskirts of Exeter (Alphington round-about) from 7th December 2020 to February 2021.

Councillors were told that the Chairman had been liaising with the Operations Manager at the North Road housing development regarding complaints received recently about mud on the road. The road has since been swept and the developer has now hired a new sweeper that had the ability to sweep and wash the road. Councillors asked the Chairman to contact the site again to ask whether there would be parking provision made available at the site for construction staff given the extra cars parking along North Road was becoming an issue.

Action: Chairman to contact housing developer at the North Road site and discuss the provision for on-site car parking for construction/site workers.

5.2 Village Trees

The Clerk contacted Devon Highways to seek permission for some of the new village trees to be planted at the village green, the triangle at the top of Darkey Lane and in New Road.

Councillors were informed that a formal application had to be submitted to Devon County Council in order for new trees to be planted along the public highway. The Clerk confirmed that an application had been sent off on 24th November 2020 and that the Parish Council had not been required to pay the £170 application fee.

Action: Clerk to provide an update on the outcome of the above application to a future meeting once a response from DCC had been received.

6. Reports:

6.1 QE11 report: The urgent tree work at the recreation ground had been done and the dangerous trees had been felled. Work had also been carried out to an oak tree that had a large split in it. There was more work to do but this was of a less urgent nature.

A second quote had been received for the replacement of the play equipment. The Chairman and Clerk would work together on another grant application and will keep Councillors updated on the progress.

Councillors were informed that the timber decking at the pavilion was deteriorating and would need to be replaced by either concrete or metal. This would be an expensive project but would need to be considered for the future. Councillors noted that monies received via the Section 106 agreements from the new housing developments could be used for such improvements. It was an opportune time to put in a bid for monies and this must be kept in mind under the open spaces' consultation.

7. Finance

7.1 For payment

Clerk's salary for November	£ 416.22
Clerk's expenses – postage	£ 1.50
Royal British Legion (poppy wreath/donation)	£ 50.00
Glasdon UK Ltd pro forma invoice for marker post (inc. £4.01 VAT)	£ 24.05
Vision ICT - Initial invoice for upgrade of PC website (inc. £119.50 VAT)	£ 717.00
ICO data protection (renewal via direct debit)	£ 35.00

Proposed and seconded that all the above payments be made.

[Total payments: £1243.77]

Action: Clerk to make all payments online.

7.2 Payment received:

Interest	£ 0.08
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7.3 Outstanding invoices: None

General matters relating to Finance:

7.4 Budget monitoring 2020-21

The Clerk provided the budget showing YTD and estimated year-end figures.

7.5 Audit Update (External audit 2019-20 & Interim internal audit 2020-21)

External audit 2019-20: The Clerk reported that the external auditors, PKF Littlejohn LLP, have received and logged the notification of exempt status for the year ended 31 March 2020 submitted to them for Lifton Parish Council. By notifying us that Lifton Parish Council has claimed exemption there is no review to be performed and consequently no auditor certificate and report, or any other closure documentation, will be issued by us for this reporting year.

Interim internal audit 2020-21: Councillors had received a copy of the Internal Audit Report November 2020 prior to the meeting.

7.6 Budget planning 2021-22

The Clerk provided a draft budget to Councillors in order for them to propose and agree a budget and the 2021-22 precept at December's meeting.

Councillors were asked to consider what projects they would like to financially support during 2021-22. Councillors agreed to make their decision at December's meeting.

Action: Clerk to provide further details regarding the reserves to Councillors, prior to the December meeting.

8.0 Planning

8.1 Applications: 2536/20/OPA - Proposal: Outline application for up to 68 dwellings with POS, landscaping and sustainable drainage system, with vehicular access through the approved access for the adjacent development (2353/18/OPA) - all matters reserved except access. Site Address: Land south of Fore Street, Fore Street, Lifton PL16 0BT.

Councillors were asked to consider the outline application for up to 68 dwellings with public open space, landscaping and sustainable drainage system with vehicle access through the approved access via the adjacent development. All matters are reserved except access.

Having looked at the plans and from the consultation responses received, the objections raised concerning drainage by DCC and South West Water were noted. Both were asking for further information to be submitted at this stage, before they would fully consider the surface water drainage plan. The detailed drainage system is a reserved matter but Councillors were right to consider (if the site in principle is capable of being drained effectively).

Councillors were informed that the site is included in the Joint Local Plan which covers Plymouth City Council, South Hams and West Devon which was adopted in March 2019. With the adjacent site which has already been granted outline permission, it is part of an allocation for a minimum of 100 dwellings.

The responses from DCC Highways and Entran did not raise any objections. They stated there would be no adverse effects on highway capacity, safety or amenity. The response from Highways England had not yet been received.

The WDBC Tree Officer highlighted that the tree report incorrectly suggests a buffer strip of 10 metres between the development and the woodland edge to the south of the site; a minimum of 15 metres is required. The Planning Officer has provided assurance that this will be addressed at the reserved matters stage.

Resident objections have been submitted and generally related to the impact on highways, traffic, education and the medical facilities.

Councillors were told that the cumulative impact was considered in relation to all the planned development in the parish. A response was still awaited from DCC Education and the NHS regarding the local surgery. Councillors were asked to consider the outline permission with vehicle access; all other matters are reserved.

Before discussing the application, the Clerk had permission to read out an objection to the development that had been received from a local resident.

Councillors discussed the application and a couple of issues were raised. The first related to the existing footpaths not being able to cope with an increase in footfall along the road from/to Strawberry Fields farm shop. Concern was expressed around the suitability and potential hazards of the footpaths not being wide enough to allow pedestrians, pushchairs and wheelchairs being able to pass safely without the need to step into the road. The other concern related to the local primary school. Although the school welcomed an increase in families into the village which would help it to sustain growth, concerns were raised that the Section 106 monies from the new development would be used for transport costs for getting children to Launceston College and not for improving the existing primary school site with the building a new classroom etc. The Chairman agreed to look into this matter outside of the meeting and to liaise with the primary school Headteacher.

Councillors agreed to fully support the application subject to receipt of the revised drainage plan being received and the above comments being noted.

Proposed and seconded. PC decision: support (8); not support (0); abstain (0); all in favour.

3256/20/FUL - Proposal: Installation of 4No. antennas behind replacement Glass Reinforced Plastic louvres, installation of equipment cabinets positioned in the church tower, installation of 1 No. GPS

node below parapet level, installation of electric meter cabinet located adjacent to boundary wall alongside the lych gate and ancillary development. Site Address: St Mary The Virgin, Parsonage Court, Lifton PL16 0BJ

Councillors welcomed the improvement in mobile coverage in the village and fully supported this application.

Proposed and seconded. PC decision: support (8); not support (0); abstain (0); all in favour.

8.2 Approvals: 1408/20/OPA - Location: Land to the North and West of Lifton Strawberry Fields Lifton PL16 ODE. Application Type: Outline Planning Application. Proposal: READVERTISEMENT (Revised Description) Outline application with some matters reserved (access to be considered) for B1(b and c only), B2 and B8 uses (light industry, general industry and storage and distribution). Decision: Conditional Approval

2206/20/ARC - Location: Riverside Launceston PL15 9QX. Application Type: Approval of Details Reserved by Conditions (discharge). Proposal: Application for approval of details reserved by conditions 3 and 5 of planning consent 0301/20/FUL. Decision: Discharge of condition Approved

2479/20/ARC - Location: Land to South of Lifton Strawberry Fields Lifton PL16 ODE. Application Type: Approval of Details Reserved by Conditions (discharge). Proposal: Application for approval of details reserved by condition 3 of planning consent 1547/20/FUL. Decision: Discharge of condition Approved

8.3 Refusals: 2754/20/TPO - Location: Beechwood House Station Road Tinhay PL16 OAN. Application Type: Works to a TPO Tree. Proposal: T1: Beech - Fell. Tree is blocking out light to properties and dropping branches and beech nuts. Decision: Refusal - Lesser Tree works allowed

General matters relating to planning:

8.4 For information only: 3678/20/PDM - Proposal: Application to determine if prior approval is required for proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a+b)). Location: Cart Lodge Farm (Barn 'B'), Launceston, PL15 9QX

8.5 New Premises Licence Application: Devon Hampers, Dingles Steam Village, Milford Farm, Lifton, PL16 0AT

9. Correspondence: Councillors received details about:

Mobile Library

Local Flood Risk Management Strategy Newsletter - October 2020

Invitation to South Devon and Dartmoor Community Safety Partnership Forum – 9th December 2020

Notification of WDBC Application to Name/Number a New Street

10. Councillors' items for future agenda: Defibrillator update, Community Centre and to consider at a later date, telecoms fibre provision in the village.

Next Meeting: 7.00pm, Thursday, 17th December - via Zoom

Meeting closed at 20:50

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

Lifton Parish Council

Minutes of the Meeting of 26th November 2020