

# Lifton Parish Council

Minutes of the Parish Council meeting held in the Tamar Room (The Arundell), Lifton  
on 27<sup>th</sup> April 2023

*These minutes are provisional until they are agreed and signed by the Chairman at  
the next meeting of the parish council*

**Present:** Cllr C Edmonds (Chairman), Cllr Dunn, Cllr Elias, Cllr Glen, Cllr Measey and Cllr Parsons

**1. Apologies:** Cllr Lees and Cllr Sutton-Woodhouse

**Absence without apologies:** Cllr Valentine

**2. Minutes:** The minutes of 23<sup>rd</sup> March 2023 were approved as a true and accurate record of the meeting and were signed by the Chairman.

**3. Dispensations and Declarations of Interest:** None

**4. Visiting Speaker:** None

**5. Public Participation/Borough Cllr. Update:**

**Public Participation:** The applicant for planning item 9.2 - 0753/23/ARM attended the meeting to provide further details on the planning application and answer any questions. The applicant informed Councillors that the proposed property was for a farm managers dwelling and their forever family home.

A representative from Wain Homes and their planning consultant attended the meeting to provide further details and answer any questions on planning item 9.2 - 2873/22/ARM.

The reserved matters application provided amendments to the original submission and now referred to consultee responses.

The planning consultant provided further details regarding the main changes which included the repositioning of the LEAP (play area); changes to amend the drainage; the repositioning of plots/gardens around the green; repositioning plots providing for more semi and detached dwellings; better planting/landscaping; and changes to the tracking and rumble strips.

More information has been put in for the flood authority and the carbon strategy has been updated.

All properties will have ground source heat pumps – no further comments from WDBC yet.

Consultation with the Tree Officer raised concerns about the tree root protection zone; a path was going to run across the village green but the developer is willing to take out the path (further discussions about this are ongoing).

The concerns raised about the tree's height were being addressed; it is unlikely the trees will get to the 10-30 metre size (on-going discussions on this are also taking place).

The representative from Wain Homes informed Councillors that they were annoyed that Fore Street had been closed and that South West Water proposed the closure of both sides of the road without any prior consultation with the developer. The representative from Wain Homes offered an apology for how the road closure has been handled.

**Borough Cllr. Update:** West Devon Borough Councillors were still in the pre-election period so were not having public meetings; town and parish elections take place on 4<sup>th</sup> May 2023.

## 6. General items:

### 6.1 Highways Update

The Clerk reported that there had been no updates received from Devon Highways since the last meeting.

Fore Street Road closure: The Clerk confirmed that she wrote to Wain Homes on 28th March 2023 raising the concerns that Councillors expressed at April's PC meeting and asking the developer to consider some sort of compensation to go towards a community purpose as a goodwill gesture. To date, the Clerk is still awaiting a reply.

The Chairman has been working with Sir Geoffrey Cox MP who arranged a meeting with the CEO of South West Water; there is nothing that can be done to prevent the road closure as the work is allowed to take place under permitted development.

Community Speed Watch Scheme: Cllr Dunn reported that the group has suspended all operations whilst the Fore Street road closure is in place. The group volunteers have limited sites to undertake the speedwatch checks which have to be approved by the local police.

### 6.2 King's Coronation: Lifton events update

The Coronation commemorative mugs have arrived and will be distributed to the Parish school children (Year 6 and under) on Saturday, 6<sup>th</sup> May 2023 at 4.00pm in Lifton Community Centre.

Parents/carers of Parish children who are home-schooled or in a different education setting have been asked to make direct contact with the Parish Clerk to pre-order a mug. Any surplus supply of mugs will be given away within the community, on a first-come first-served basis.

A leaflet detailing the programme of events has been distributed around the village and published on the 'Latest news and events' page of the parish website: <http://www.liftonpc.org.uk/>

Councillors expressed thanks to Strawberry Fields for producing the leaflet.

The Commemorative tree for planting in the churchyard has been sourced.

### 6.3 Defibrillator Update

Cllr Measey undertook the checks in March/April and Cllr Glen agreed to continue to do so in May.

**Action: Cllr Glen to undertake the defib checks at the Community Centre during May.**

## 7. Reports:

### 7.1 OPCC Councillor Advocate Scheme update

Cllr Dunn reported that he had attended the OPCC's volunteer event at China Fleet in Saltash on the 25<sup>th</sup> March 2023. Cllr Dunn has enrolled on the next event taking place on 16<sup>th</sup> May 2023 which will be a seminar on drugs. Further events are planned in the future covering road safety, violence and anti-social behaviour.

## 8. Finance

### 8.1 For payment

Clerk's salary for April	£ 629.68
Clerk's expenses – A4 paper x2, Lever arch ring-binder and plastic file pockets	£ 15.40
Cllr Dunn: Mileage expenses - attendance at OPCC Cllr Advocate Event (25.03.2023)	£ 20.97

The Arundell: Tamar Room booking for 27 <sup>th</sup> April 2023 (inc. £6.67 VAT)	£ 40.00
WDBC Bin emptying: Winter service 2022/23 (inc. £159.12 VAT)	£ 954.72
DALC Annual membership renewal fee 2023-24 (inc. £39.93 VAT)	£ 328.93
*Running Imp: Coronation commemorative mugs (inc. £90.50 VAT)	£ 543.01

(\*Pro forma invoice paid prior to this meeting to ensure delivery of mugs for Coronation celebrations - payment made in two parts)

**Proposed (DM) and seconded (SD); all in favour that the above payments be made online.**

[Total payments for April: £ 2532.71]

**Action: Clerk to make all payments online.**

### **8.2 Receipts/Payment received:**

Interest	£ 4.04
G. F. Gubbin Funeral Services - Burial fee	£ 150.00
WDBC: Coronation Grant	£ 500.00

### **8.3 Outstanding invoices: None**

The April invoices for payment and the bank statements issued on 31<sup>st</sup> March 2023 were seen and signed by two Councillors.

### General matters relating to Finance:

#### **8.4 Bank reconciliations: January to March 2023 and End of year 2022-23**

The Clerk shared the bank reconciliations with the PC. No issues found (both documents will be shared with the internal auditor in May).

Councillors formally noted the bank reconciliations. Two Councillors signed each bank reconciliation.

#### **8.5 End of year financial summary 2022-23**

The Clerk shared the end of year financial summary with the PC; this was formally noted by all Councillors.

#### **8.6 PC Bank account administration**

Councillors were asked to formally resolve that the Clerk continue to manage the PC bank accounts by using the online banking facility. This was introduced during the covid pandemic and should be formally approved by the PC for the next two years.

**Proposed and seconded; All agreed.**

## **9. Planning**

### **9.1 Applications:**

2873/22/ARM - Proposal: READVERTISEMENT (revised plans & documents)

Application for approval of reserved matters following Outline Approval 2353/18/OPA relating to layout, scale, appearance, and landscaping for the construction of 54 dwellings with associated public open space including allotments, landscaping and sustainable drainage and the Discharge of Conditions 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24,25, 26, 27, 28 pursuant to

application 0159/22/VAR (variation to outline permission 2353/18/OPA). Site Address: Development Site At Sx 382 850, Fore Street, Lifton

Councillors questioned the plans for the external appearance of the dwellings, it appeared that the smaller houses will be painted render. Councillors were of the opinion that this would look bland, that the render would discolour over time and asked whether the design on the larger houses could be adapted to the smaller properties.

Councillors asked about the planned allotments at the development; will the plots be sectioned prior to being handed over and what condition would the ground (i.e., the soil) be in prior to the ownership being transferred. Councillors sought further clarification on these points as they would need to consider the finer details relating to the allotments prior to the Parish Council deciding whether or not to take on them on; does the Parish Council have an option to refuse?

Councillors asked what the tenure would be (as in shared ownership/social housing/buy-to-let). 16 affordable units would be provided in this phase. All properties would be sold on a freehold basis with a management company put in place to upkeep all the public areas on the development (including the play area and attenuation pond).

Councillors asked if the points and concerns they raised in response to the original reserved matters planning application (discussed at the PC meeting held on 20<sup>th</sup> October 2022) had been addressed. The planning consultant agreed to send the detailed response table to the Clerk for onward circulation to Councillors.

After much discussion, Councillors agreed to not support this application given the various points raised above. They felt that further clarification on the issues raised tonight and on 20<sup>th</sup> October 2022 still required a more detailed response by the developer.

**Proposed and seconded. PC decision: support (0); not support (6); abstain (0). All in favour.**

0753/23/ARM - Proposal: Application for approval of reserved matters following outline approval 2531/21/OPA (for erection of a dwelling for a farm manager with access drive). Site Address: Wooladon Farm, Liftondown PL16 ODD

Councillors agreed that the proposed dwelling was tucked away and visually appealing. Councillors agreed to support this application.

**Proposed and seconded. PC decision: support (6); not support (0); abstain (0). All in favour.**

### **9.2 Approvals:**

0704/23/COM - Location: Lifton Recreation Ground Leat Road Lifton PL16 ODF. Applicant Name: Airband Community Internet Ltd. Application Type: 28 (1 month) Communication PD Application. Proposal: Notice of Intent to Install Electronic Communication Apparatus Comprising One Pole at 10.5 metres high (9 mtrs above ground). **Decision:** Permitted development

0428/23/ARC - Location: Glenside Old Tinhay Lifton PL16 OAL. Application Type: Approval of Details Reserved by Conditions (discharge). Proposal: Application for approval of details reserved by conditions 4 (Foul Drainage) and 5 (Surface Water Management) of planning consent 0487/22/FUL.

**Decision:** Discharge of condition Approved

**9.3 Refusals:** None

General matters relating to Planning:

**9.4 Application to Name and Number New Street [[RP/443403]]**

Councillors received a street naming consultation letter and location plan for a new housing development off Fore Street in Lifton from West Devon Borough Council.

The developer has proposed street names for the development; the Ward Member, Parish Council and Royal Mail are consulted as per the street naming process.

Councillors discussed the proposed names and agreed that there was already wide use of bird names on existing housing developments in both Tavistock and Launceston. The Clerk was asked to feed this back to WDBC.

**Action: The Clerk to respond to WDBC, as detailed above.**

*9.5 There is no statutory consultation requirement on the applications below - The Information is being sent for information only: 0970/23/AGR - Application Type: Agricultural Determination. Application to determine if prior approval is required for proposed agricultural storage building. Stone Farm Lifton PL16 0ED.*

1061/23/ARC - Application Type: Approval of Details Reserved by Conditions (discharge). Application for approval of details reserved by condition 6 (Sustainable Drainage Option) of planning consent 4116/17/OPA. Borough House Fore Street Lifton PL16 0BH.

1075/23/ARC - Application Type: Approval of Details Reserved by Conditions (discharge). Application for approval of details reserved by condition 5 (Foul Drainage) of planning consent 4116/17/OPA. Borough House Fore Street Lifton PL16 0BH.

**10. Correspondence:** Tamar Valley AONB: Treatment of Giant Hogweed in Tamar catchment 2023

**11. Councillors' items for future agenda:** None

**Next Meeting:** Annual PC Meeting - 7.00pm, Thursday, 25<sup>th</sup> May 2023 (Venue tbc)

Meeting closed at 21:04.

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