

Lifton Parish Council

Minutes of the Parish Council meeting held in the Tamar Room (The Arundell) on 27th February 2025

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

Present: Cllr Edmonds (Chairman), Cllr Alexander, Cllr Gynn, Cllr Lees, Cllr Measey and Cllr Sutton-Woodhouse

1. Apologies: Cllr K Dunn, Cllr S Dunn and Cllr Glen (apologies approved)

2. Minutes: The minutes of the meeting on 30th January 2025 were approved as a true and accurate record of the meeting and were signed by the Chairman.

3. Dispensations and Declarations of Interest: Parish Chairman Cllr Edmonds declared an interest in planning application 3964/24/FUL (under agenda item no. 9.1).

4. Visiting/Guest Speakers: None

5. Public Participation/Borough Cllr. Update:

Public Participation: Two local residents/business operators were in attendance to provide some further information regarding planning applications 0038/25/FUL and 0039/25/FUL.

Councillors were informed that the first application (PA 0038/25/FUL) was for the erection of an extension at Lifton Strawberry Fields farm shop; a new warehouse would be sited at the back to aid deliveries and efficiency for the local business. Although DCC Highways had commented on the extra traffic to the site, the applicant confirmed that the number of deliveries would be significantly reduced as the additional warehouse storage capacity would allow for bulk buying thus reducing the need for smaller more frequent deliveries. The applicant was aware that at peak times there was an increase in traffic but more measures would be put in place such as extra parking attendants, additional signage etc., which would help mitigate traffic issues at those busy times.

In relation to PA 0039/25/FUL, Councillors were informed that the proposal was for the erection of an extension to Wooladon Wedding Barn which would provide a new toilet for brides and some storage facilities.

Borough Cllr. Update: WDBC have agreed a balanced budget for 2025-26. There would be a 2.99% increase in the council element of council tax which works out at 15p extra per week for an average property.

Cllr Edmonds provided an update regarding local government devolution; the first submission from districts and unitary councils was due by 21st March 2025. This will piece together blue prints on how local government will look in the future. Torbay, Teignbridge, South Hams & West Devon are saying they are in agreement to join up and become one unitary council. Devon County Council will put in their own proposals; final proposals would be submitted by November 2025.

The next level up from unitary councils will be mayoral authorities although Cornwall Council turned down the offer of joining with Devon County Council.

6. General items:

6.1 Highways Update

The Clerk provided a report to Councillors prior to the meeting which detailed highways matters that have been reported to or from Devon County Council Highways (or other departments) since the last meeting. Please see separate attachment 'Appendix A'.

In addition to the above, the following matters were raised:

Temporary Traffic Order - Darkey Lane, Lifton (TTRO 2562106) - Notice is hereby given that Devon County Council has made the above titled order. From: Thursday 27 February 2025 (for a maximum of 18 months) - Anticipated Finish: Friday 7 March 2025. Further details are available via: [The County of Devon \(Temporary Restriction\) \(DARKEY LANE, LIFTON\) Order 2025](#)

Councillors expressed concern that the road markings and bad parking outside the Doctors surgery on North Road continued to cause issues. There were health and safety concerns given an ambulance or fire engine would have real difficulty gaining access along North Road in an emergency.

Councillors noted that although the re-painting of the road markings outside the school had been done, the paint itself is already breaking up and lifting off.

The Clerk was asked to report these issues to DCC Highways.

New VAS sign – Cllr Sutton-Woodhouse had purchased some new pipe clamps which would be used to install the new VAS in the village.

6.2 Allotments

The new Wain Homes housing development on Fore Street, Lifton, includes the provision of 7 allotments, an additional 'composting area' and water supply. Councillors have to decide whether to accept ownership of this allotment land from the developer (the current owner) or not.

Councillors received a report prior to the meeting which provided detailed information on allotment land ownership including such things as legislation and definitions, tenancy agreements, an allotment site map etc.

Although Councillors discussed the various options available regarding the ownership and management of this allotment land, they resolved to postpone making any decision until they had had more time to digest the information made available to them. They agreed for the item to be added to next month's agenda. All agreed.

6.3 Defibrillator Update

Cllr Measey undertook the defib checks at the Community Centre during February and agreed to continue the checks in March.

6.4 Village Christmas Decorations

The provision of village Christmas decorations was raised locally last month. Cllr Lees agreed to liaise with the resident concerned so that a formal proposal could be forward for Councillors to consider at a later date.

6.5 Litter bins

At last month's PC meeting, the Parish Chairman was asked to liaise with LiveWest housing association and the local contractor regarding the litter bin installation in Arundell Gardens. Cllr Edmonds has taken delivery of the bin and its base and will liaise with the local contractor and WDBC regarding the actual siting of this bin within Arundell Gardens.

Cllr Edmonds reported that the bin located in the play area at the QEII recreation ground had become full resulting in rubbish spilling out onto the ground. WDBC do not go into the play area to empty this bin so the rubbish has to be bagged up and moved elsewhere for collection.

Councillors resolved to purchase a new bin to replace the one above. Cllr Edmonds was asked to liaise with WDBC to agree a suitable location so that this bin can be added to WDBC's weekly waste collections and emptied. The local contractor would be asked to remove the old bin from the play area. All agreed.

Action: The Parish Chairman to liaise with WDBC regarding the siting of the new Arundell Gardens bin and the siting of a replacement bin by the play area at the QEII recreation ground. The Parish Chairman to liaise with the local contractor to ascertain a quote for bin installation.

The Clerk to ascertain a quote for the new bin at the QEII.

7. Reports:

7.1 QEII Report

Refurbishment of the exterior of the pavilion is to be completed, weather permitting, this week. Refurbishment of the gateway including improving the current drainage is due to start in the near future. The small slide has been repaired.

The annual inspection of the play area is to be carried out by ROSPA in March.

Various pathways would be laid down to allow better access from the car park to the pavilion decking and from/to the play area from the car park; in addition to the mud and silt being cleaned out too.

7.2 OPCC Councillor Advocate Scheme

Cllr Gynn provided the following update: The PCC will gain an increase in funding from revenue raised from second homes. There will be a 4.9% increase in police precept in 2025/26.

There is to be an online Teams meeting, on Anti-Social Behaviour, on Thursday 13th March which he will attend and report back on next month.

8. Finance

8.1 For payment:

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|---|------------|
| Clerk's salary for February | £ 730.73 |
| Elan City UK: Radar Speed Sign (VAS) (inc. £458.00 VAT) | £ 2,747.99 |
| Martin Ashley & Son Gardening Services: Repairs/refurbishment work at QEII Recreation Ground (inc. £418.00 VAT) | £ 2,508.00 |
| Shaw Finishings: Refurbishment work at QEII Pavilion | £ 3,696.00 |
| The Arundell: Tamar Room hire for LPC meeting 27.02.25 (inc. £6.67 VAT) | £ 40.00 |

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

[Above payments: £ 9,722.72]

Action: Clerk to make all payments online.

The above invoices for payment and the bank statements dated 31st January 2025 were seen and signed by two Councillors.

8.2 Receipts:

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| Interest | £ 7.42 |
| Devon Community Foundation – Grant towards new VAS | £ 400.00 |

8.3 Outstanding invoices: None

General matters relating to Finance:

8.4 Change to PC bank mandate

Councillors were informed that, after much toing and throwing, Cllr S Dunn and Cllr A Lees had been added to the PC's bank mandate for access to online banking. The Clerk would work with the Parish Chairman to set up the system so that two Councillors would be able to approve invoice payments (set up by the Clerk) electronically on a monthly basis, as outlined in the PC's Financial Regulations.

9. Planning

9.1 Applications:

0038/25/FUL - Proposal: Erection of extension to farm shop for storage area. Site Address: Strawberry Fields, Lifton, PL16 0DH

Councillors thanked the applicant for providing further information on this application at the meeting. Councillors noted that in the future the industrial access to the site would be closer to Polson Bridge and that widening of the current entranceway to the farm shop site was also going to be considered.

Councillors agreed to support this application subject to the applicant mitigating the traffic management issues raised by DCC Highways.

Proposed and seconded. PC decision: support (6); not support (0); abstain (0). All in favour. A vote was taken by a show of hands.

0039/25/FUL - Proposal: Erection of extension to Wooladon Wedding Barn to provide WC & storage facilities. Site Address: Wooladon Farm, Liftondown, PL16 0DD

Councillors voted in support of this application.

Proposed and seconded. PC decision: support (6); not support (0); abstain (0). All in favour. A vote was taken by a show of hands.

3964/24/FUL - Proposal: Change use from holiday let to residential with minor changes to elevations. Site Address: Barn at SX 371 866, Higher Carley Barns, Lifton
(Cllr Edmonds declared an interest in this planning application and abstained from the vote)

Councillors agreed to support this application.

Proposed and seconded. PC decision: support (5); not support (0); abstain (1). All in favour. A vote was taken by a show of hands.

9.2 Approvals: None

9.3 Refusals: None

General matters relating to Planning:

9.4 THERE IS NO STATUTORY CONSULTATION REQUIREMENT ON THE APPLICATIONS BELOW THE INFORMATION IS BEING SENT FOR INFORMATION ONLY:

0258/25/ARC - Approval of Details Reserved by Conditions. Description: Application for approval of details reserved by condition 6 (Solar Panels) of planning consent 02151/2011. Site Address: Lifton Community Centre, Park Wood Rise, Lifton, PL16 0LA

0231/25/CLP Certificate of Lawfulness for Proposed Use. Description: Certificate of lawfulness for proposed siting of a shepherds hut. Site Address: Cob Barn, Launceston, PL15 9QX

0389/25/CLP Certificate of Lawfulness for Proposed Use. Description: Certificate of lawfulness for proposed removal & replacement of existing garage door & internal work to convert into bedroom Site Address: 12 Park Wood Rise, Lifton, PL16 0LA

0419/25/ARC Approval of Details Reserved by Conditions. Description: Application for approval of details reserved by conditions 29 (Access /Site Compound/ Highway/Car park) and 30 (Vehicle Turning/ Footways/ Visibility Splays /Street Lighting/ Street Names/ Highway Boundary) of planning consent 2353/18/OPA. Site Address: Development Site At Sx 382 850 Wain Homes (South West), Fore Street, Lifton

10. Correspondence:

Citizens Advice Torridge, North, Mid and West Devon - Thank you for your donation

11. Councillors' items for future agenda: Bio-diversity Policy; Allotments; and Village Christmas Decorations

Meeting closed at 20:28.

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

Next Meeting: 7.00pm, Thursday, 27th March 2025 (Venue to be confirmed)