

DIPTFORD PARISH COUNCIL

MINUTES OF THE MEETING - HELD AT DIPTFORD PARISH HALL TQ9 7NY

ON TUESDAY 15th July 2025 @ 6.30pm

1) Open Forum – Public & Parishioners (15 minutes) –

a) Chairman Cllr Sue Franklin opened the meeting - Morrish homes cancelled yesterday at late notice, the representatives were unable to all make it to the meeting to discuss their new plans for Wheat Park, Diptford. They have confirmed they will come to a future meeting possibly in September but this is to be confirmed.

A brief History of the site – the site was zoned for housing over 20 years ago by SHDC, the site was never gifted to the Parish Council, it has never been in the ownership of the Parish Council, it was sold on the open market and a planning application in 2012 by the company who bought it for 15 dwellings with 5 affordable for people with a local connection was put in. The first full application was approved in 2013, for the 15 dwellings which were not built and in 2018 another application was made for 12 dwellings with 4 affordable this application was also approved in 2018 and later a certificate of lawfulness was made by Morrish Homes for the commencement of the site. It now seems as though they want to revert back to 15 homes on site – but in what style or design is currently unknown as no plans have been viewed.

b) Planning application – 8a) – The applicant was present and confirmed that sales made from the site are online sales and at local markets, there is no proposal to have a shop on the site so the traffic will not increase except during the build. Currently there is a temporary dwelling on site which has 3 years granted, and this is now an application for a permanent dwelling on site.

2) Present - Cllr S Franklin (Chair), Cllr G Paterson, Cllr C Peach, C Cllr D Thomas, Cllr L Lethbridge, Cllr S Parker-Davidson, Cllr L Carroll, Cllr T Crocker, D Cllr D Hancock.

In Attendance – 4 members of the Public.

3) Apologies for Absence – D Cllr G Pannell

4) Declarations on interest – none received.

5) Minutes

Minutes of the meeting held Tuesday 17th June 2025.

Minutes have been circulated – proposed by Cllr S Parker-Davidson & seconded by Cllr L Lethbridge with all in agreement and duly signed by the Chair – Cllr S Franklin.

6) Matters Arising

- a) Parish Councillor Vacancy – a potential new Cllr was present in the Public for the meeting with a possibility to be co-opted on at the next meeting.
- b) Outgoing Cllr Steve Hill has sent thanks to the Parish Council for his gift.

7) Reports

- a) County Councillor D Thomas – written report received and circulated to Cllrs, full copy on the Parish Council website. Cllr Peach asked if Dan could provide data on road categories and timescale for filling potholes.
- b) District Councillor G Pannell & D Hancock – written report received and circulated to Cllrs with a copy on the Parish Council website.
- c) Diptford Amenity Trust.
 - 1) Slide Repairs – Grant for £200 from Cllr D Thomas has been applied for and received. Cllr L Lethbridge has now instructed the contractors to go ahead. Cllrs Hancock & Pannell will also give £100 each.
 - 2) Diptford Community Fund – A new submission will be considered for the replacement of some of the play equipment.
 - 3) Ladybirds would like a brass plaque on the Table Tennis Table as they gave a donation for this, this will be sourced online. Cllr L Carroll asked that the plaque be put close to the table but not on the structure as it may invalidate the warranty.
- d) Tree Warden – Tree overhanging gate on footpath 1 needs cutting back.
- e) P3 Co-Ordinator – Cllr S Parker-Davidson reported - still awaiting confirmation of funding from DCC and new signs for the footpaths.
- f) Parish Councillors reports.
 - 1) Cllr S Franklin - Filing Cabinet in Village Hall – this is now in the hall and the paperwork will be sorted through and placed in the cabinet.
 - 2) Cllr S Parker-Davidson - 3 rivers dementia alliance have done a review of the hall. They are holding a forum this week which I will be attending.

8) Planning Applications / Matters.

Applications received from South Hams District Council –

- a) Application no 1837/25/FUL – Gladsfield, Diptford TQ9 7PD – Erection of permanent rural workers dwelling & associated works.

The Parish Council support the application and would like to see the Agricultural Tie placed on the building in perpetuity.

Vote taken 5 in agreement, 1 objection.

Decisions received from South Hams District Council - none

9) Correspondence**10) Highways**

- a) Beenleigh Bridge damage – this has been reported on the DCC website.
- b) Overgrown Hedge at Church Park House – the owner will be spoken to and offered help getting it cut if needed.

11) Finances.**Payments**

BACS – 12.6.25 = £180.00 (vat £30.00) – Lee Accounting (Internal Audit).
 BACS – 18.6.25 = £666.00 – Zurich (Annual Insurance Policy).
 BACS – 1.7.25 = £112.80 – Beverley Sugden (Plants for Village).
 BACS – 1.7.25 = £50.00 – Sue Franklin (Voucher for retiring Cllr).
 BACS – 2.7.25 = £96.00 (vat £16.00) – Western Web (Web space renewal).
 BACS – 3.7.25 = £255 – K Jane (Grass Cutting April, May, June).

Bank Balances July 2025

<u>Parish Council Treasurers Account</u>	£15,050.35
<u>Parish Council Instant Access Account</u>	£7,232.90
	<u>£22,283.25</u>
 <u>Amenity Trust Treasurers Account</u>	 £1914.13
<u>Amenity Trust Instant Access Account</u>	£2260.50
	<u>£4,174.63</u>

12) Any Items to go onto the next Parish Council meeting Agenda.

There be no further business the meeting closed 8.27pm

Next Meeting Date – Tuesday 19th August 2025 @ 7.30pm.

ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THESE MINUTES SENT TO THEM – PLEASE CONTACT THE CLERK 01364 654607.

They can also be found on the Parish web site – diptfordparishcouncil.org