

# CLIFTON COMMUNITY COUNCIL

Clerk: Ms Becx Carter, 40 Windebrowe Avenue, Keswick, CA12 4JA. [Clerk@cliftoncommunitycouncil.uk](mailto:Clerk@cliftoncommunitycouncil.uk) 077866 78283

## Minutes of the Clifton Community Council Meeting held in the Abbott Lodge on Thursday 9<sup>th</sup> July 2026 at 18:30

**Community Councillors Present:** Jonathan Davies, Sarah Davies, Claire Bland, Phil Clarke, Sharon Blaylock

**Attendance:** Becx Carter (remotely)

**Apologies:** Cllr N Vecqueray

With 5 councillors present the meeting was quorate.

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>56/26</b> | <b>Apologies</b><br><br><b>Resolved</b> by all present that apologies be noted from those named above.                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>57/26</b> | <b>Minutes of last Clifton Community Council meeting</b><br><br>The Chair was authorised to sign, as a correct record the minutes of the Community Council Meeting held on 21 <sup>st</sup> May 2026 ( <i>previously circulated</i> ).                                                                                                                                                                                                                                                  |
| <b>58/26</b> | <b>Declarations of Interest/requests for dispensation</b><br><br>None                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>59/26</b> | <b>Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)</b><br><br>None                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>60/26</b> | <b>Public Participation</b><br><br>None<br><br>WaF- Cllr N Vecqueray has sent apologies.<br><br>It was noted that Cllr N Vecqueary has informed Clifton Community Council that as the WaF Councillor for the ward she has held discussions with the CEO of Lowther Estates the applicant for a current substantial housing development on Valley Road in Clifton, regarding land owned by the applicant in the village and opportunity for it been available for community development. |
| <b>61/26</b> | <b>Resolutions Update/Actions Log.</b><br><br>The resolutions sheet is hosted online for councillors to review and was noted as received.                                                                                                                                                                                                                                                                                                                                               |

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|              | <b>Action: Clerk to update.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>62/26</b> | <p><b>Planning</b></p> <p><i>i. Planning applications received from WaF for Consultation</i></p> <p><b>Ref: 2025/1930/HOU</b><br/>Location: The Old Rectory, Clifton<br/>Proposal: Removal of redundant oil tank and installation of air source heat pump including concrete pad with option timber/acoustic enclosure and associated pipework to the dwelling</p> <p><b>Resolved</b> by all present that Clifton Community Council support this proposal to improve this older property within the Parish</p> <p><b>Action: Clerk to submit comments</b></p> <p><i>ii. WaF Local Plan Scoping Consultation/Clifton Community Drop in on Local Plan</i></p> <p>Councillors noted the launch of the Council's Local Plan Scoping Consultation. Local Plans are required by Government and set out the planning policies which guide future development and the use of land. The new Plan will replace the existing legacy Local Plans for Barrow, Eden and South Lakeland with a single Local Plan for the Westmorland and Furness planning area and will guide development up to 2045. The consultation seeks views on health and communities, place, the economy, climate and nature, travel and infrastructure, and housing.</p> <p>Councillors noted that this was an early stage in the Local Plan process and an important opportunity for Community &amp; Parish Councils and local residents to identify local priorities, issues and infrastructure needs which should be considered as the Plan develops. Councillors and residents were encouraged to complete the Scoping Consultation Survey, consider whether there were any specific parish matters which should be raised, and identify any potential sites which may be appropriate to submit through the Call for Sites process. The Scoping Consultation runs from 1 July to 11 August 2026.</p> <p>Further information and the Scoping Consultation Survey are available at: <a href="#">Westmorland and Furness Local Plan Scoping Consultation and Survey</a>.</p> <p>Cllr J Davies is liaising with WaF to encourage them to hold a drop in, in Clifton to facilitate Clifton residents being able to engage with this process.</p> <p>Cllr J Davies proposed that Clifton Community Council rent the Church out for a drop in for local residents even if WaF can't attend.</p> |

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**Resolved** by all present that Cllr J Davies lead on the organisation of this public event in the 1<sup>st</sup> week of August 2026.

**Resolved** by all present that councillors meet to discuss a response to the scoping exercise as a separate meeting prior to the 11<sup>th</sup> August 2026.

**Action: Clerk and Chair to work on the organisation of this**

*iii. George & Dragon Odor & Noise investigation*

An update has been received from a Senior EHO officer at WaF confirming that they have reviewed the noise report and noted the noise consultant commented that there were no remediation works proposed for the inlets part of the system which may impact on the noise level. The manager of the George & Dragon has requested the ventilation engineer come up with a proposal to address this. Once this has been provided a further update will be circulated.

**63/26**

## **Highways & Parish Maintenance**

i. To receive updates on any Highways related matters within the Parish.

- Raised Kerb stones throughout WaF- These have been raised with WaF.
- A6 Bridge over the Railway- The Clerk is working on getting a copy of the most recent safety survey.
- 20mph speed limit installation- The contract has been let but the dates on when this will be installed is not yet clear.
- M6 Overnight Closures- It was noted that there are forthcoming overnight M6 closures in August with traffic being diverted through Clifton with no community consultation or anything having taken place (again).

ii. Autospeed watch update

It was noted that a concern has been received this week about a letter that has been received by a member of the public about speeding, it appears that Cumbria Police may now be sending letters out.

**Action: Clerk to continue to pursue this**

**Action: Cllr J Davies to look to realign one of the cameras which appears to be at the wrong angle.**

**Action: Clerk to agenda Autospeed Watch replacement units for Sept 2026.**

Concerns continued to be noted about the speed on the A6 at night.

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iii. Footway Lighting to consider the proposal made by WaF and authorise signing of this

Cllr J Davies updated councillors regarding a very positive meeting held between Clifton CC and WaF regarding Clifton Community Councils ongoing role as a Footway Lighting Authority. As previously discussed Clifton Community Council would retain responsibility for the footway lighting stock, with WaF providing maintenance, electricity recharge and associated services on a contracted basis.

Councillors considered the maintenance and energy cost information provided by WaF. Maintenance costs would be based on a two-person team and vehicle, with a flat rate of £100 for a typical reactive maintenance visit and replacement materials and additional works charged at the framework rates provided. Proactive maintenance would include a full GN22 stock inspection every two years at a cost of £300 and electrical testing and inspection every six years at a cost of £198.09. Framework rates are fixed for the duration of the framework, subject to an annual 3% indexation increase.

The estimated annual energy consumption for the lighting stock is 568.597 kWh, with an annual energy charge of approximately £415.65 including VAT, based on current WaF energy procurement rates. The installation of a separate submeter was considered; however, the cost was considered relatively high given the number of lighting units. Usage would continue to be monitored and the potential benefit of a submeter reviewed at the end of the financial year.

**Resolved** by all present that Clifton Community Council accept WaFs proposal for maintenance, electricity and associated services on a contracted basis.

**Action: Clerk to communicate this decision to WaF & follow up on the possibility of adopting the additional footway light near Pocket Park to allow for a power supply to pocket park if required.**

Thanks were noted to Clerk, the Chair and the WaF offices Scott & Matthew for their help on this.

iv. Clifton Dykes Speed Indication Device

The Clerk confirmed she was continuing to work with WaF Council on identifying a site for this unit, once a site is identified the type of unit that could be purchased can be narrowed down. WaF have also recommended to National Highways that they consider supporting this project financially as it is recognized that the M6 Closures and forthcoming A66 Dualling works will increase pressure on local roads.

**Action: Clerk and chair to continue working on this as possible**

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**with the budget already being in place.**

v. Road Surface Issues in Clifton & Clifton Dykes

Residents of Clifton Dykes (Wetheriggs end) have raised concerns about the road surface in this location, and ongoing concerns have been raised about the condition of parts of the A6, but thus far no progress has been made.

**Resolved** by all present that a S.56 Notice be served on WaF relating to these issues if a Community Council can do this.

**Action: Clerk to investigate if a S.56 Highways Act notice can be served by a Community Council of if it has to be an individual, and if required a letter be drafted and circulated to all approval prior to submission.**

vi. Progress on parking issues in Clifton

No updates, a request has been made to WaF to ask them to work with Clifton Community Council on a survey to look at these issues (and others) but thus far a response has not been received.

Concerns were noted about an abandoned boat that has been on a parking space in Fairview Gardens for over 8 years.

Further concerns were noted about the ongoing wider parking issues within the 'centre' of Clifton Village, and the safety implications of this.

**Action: Clerk to submit a request to WaF for a pedestrian crossing/zebra crossing in the centre of Clifton on the grounds of pedestrian safety, it would also reduce speed as well.**

It was suggested that the governors of Clifton Primary School be asked to support/lobby for a pedestrian safety crossing in the vicinity of the school.

vii. Unidentified Ownership of Parcels of Land in Community

Residents have been maintaining small areas of land in the area, some in Cumberland Way, and behind the White House but people are no longer willing to do this as WaF won't provide a Green Waste Bin to dispose of the cuttings etc.

The Clerk reported that legal advice had been received from Wellers Hedley Solicitors regarding parish council highway maintenance. The advice confirmed that responsibility for works on the public highway rests with the Highway Authority and that the General Power of Competence does not override these statutory responsibilities. It further advised that undertaking highway works without the Highway Authority's consent could expose the Council to legal liability, which is unlikely to be covered

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by the Council's public liability insurance.

Councillors noted the advice. The legal advice is very clear that the Community Council cannot undertake any caretaking work on the highway/verges/signs etc on any land that is not in the ownership of the Community Council.

**Resolved** by all present that a communication be sent to the new CEO of WaF that we have been requesting a lengthsman agreement since formation of WaF and we are still waiting. Clifton Community Council recognise that WaF can't afford to do these works, and Clifton Community Council is willing to take on responsibility for some parish maintenance but we need formal legal confirmation from WaF that this acceptable before we can proceed.

**Action: Clerk to take this forward.**

**Action: Clerk to ask CALC for an update on this and request they continue lobbying on our behalf.**

Concerns were noted at the north end of the village the weeds have grown over and are restricting the pavement. It was advised that this issue should be reported on HIAMS.

As an individual (not a councillor) Jonathan Davies confirmed that he is going to start clearing weeds etc regardless and if WaF have an issue with this then they can take this up with him directly, as WaF have completely let the community of Clifton down.

**Action: Clerk to look the ownership of the piece of land in Cumberland Close round to Cumberland Way.**

**Action: Clerk to ask WaF to consider devolution of all small parcels of land owned by them in Clifton Community Council as if the Community Council own them consent from WaF won't be required for works.**

viii. Rebel Tree Surrounding Land Condition

This links to the above, the grass is in very poor condition. It is the responsibility of the management committee from Storeys. This tree is a protected tree and whilst all like to see children playing out Storey's need to ensure that the roots of this tree are protected.

**Resolved** by all present that Clifton Community Council write to the management committee and Storey Homes about this issue and asking for a copy of the long term management plan to ensure the safety of this historic tree.

**Action: Clerk and Chair to take this forward.**

ix. Forest Safety Concerns

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|              | <p>Concerns were raised about the issue with Sewage egress in the Lowther Permissive Access woods and the potential health risks of this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>64/26</b> | <p><b>Nomination of other Assets of Community Value</b></p> <p>The Clerk confirmed the nomination of the Pocket Park/Clifton Pond has now been approved by WaF.</p> <p><b>Action: Clerk to continue to work on the nomination of the Wells.</b></p> <p><b>Resolved</b> by all present that the Car Park adjacent to the Church be nominated as an ACV and that an invitation be extended to Lonsdale Estate to discuss the potential purchase of this asset.</p> <p><b>Resolved</b> by all present that the plot of land on the entrance to the village (Penrith end), the strip of land on Cumberland Way and the car park at the North End be nominated as ACV's to offer them some protection.</p> <p><b>Action: Clerk to take this forward.</b></p>                                                                                                                                                                                                                                      |
| <b>65/26</b> | <p><b>Clifton Playpark Update</b></p> <p>i. To receive an update on Clifton Playpark/Devolution</p> <p>No update/progress.</p> <p>The Clerk confirmed that following a number of follow ups WaF have agreed to replace the benches they removed from the site many months ago.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>66/26</b> | <p><b>Correspondence received</b></p> <p>i. Cumbria Bus Reform Pilot Study</p> <p>The Clerk briefed Councillors regarding the Cumbria Bus Reform Pilot Study. Cumbria has been selected by the Department for Transport as a Bus Reform Pilot area, enabling Cumberland Council and WaF to explore alternative ways of planning, funding and delivering bus services across the county.</p> <p>The study is particularly focused on the challenges of providing reliable and accessible public transport in rural areas and will consider access to employment, education and services; social inclusion and wellbeing; economic resilience; and environmental objectives. The work will review the existing bus network and explore potential delivery models, including enhanced partnerships, demand-responsive transport, community transport and other rural transport solutions. Stakeholder and community feedback will form an important part of the study, including through an</p> |

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online questionnaire.

**Resolved** by all present that the Chair be deputised to complete and submit the stakeholder survey on behalf of Clifton Community Council, reflecting the Community Council's knowledge of local public transport needs and the particular challenges faced by rural communities.

**Action: Cllr J Davies to complete this.**

**67/26**

## Financial Matters

*i. To authorise the below payments.*

**Resolved** by all present that the below payments were authorised/ratified for payment:

| To          | Budget line     | Value   | Action  |
|-------------|-----------------|---------|---------|
| Becx Carter | June Salary     | £381.65 | Ratify  |
| HMRC        | June PAYE       | £107.94 | Ratify  |
| Becx Carter | July Salary     | £381.65 | Ratify  |
| HMRC        | July PAYE       | £107.94 | Ratify  |
| S & C Bland | Room hire (May) | £20.00  | Approve |
| GCA         | Grass Cutting   | £160    | Approve |

**Action: Clerk to pay these accounts**

*i. To note and sign the Bank Reconciliation and spend against budget report*

**Resolved** by all present that these documents be signed as a true and accurate record.

**68/26**

## Date of next meeting

All at Abbott Lodge at 18:30

10<sup>th</sup> Sept 2026 (PC apologies)

22<sup>nd</sup> October 2026

26<sup>th</sup> November 2026

14<sup>th</sup> January 2027

Meeting closed 19:52