



**Minutes of the Planning and Town Strategy Committee held on Tuesday, April 2, 2024 at  
19:00 in the Old Lanscore School, EX17 3LP**

**Present:** Cllrs Liz Brookes-Hocking, Joyce Harris, Steve Huxtable, Giles Fawssett, Guy Cochran and Paul Perriman

**Apologies:** Cllr N Letch

**In Attendance:** One member of public

**Minute Taker:** Emily Armitage

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## MINUTES

### 121 WELCOME AND INTRODUCTION

The meeting was opened at 19.07 and councillors introduced themselves.

### 122 PUBLIC QUESTION TIME

One member of public in attendance.

### 123 APOLOGIES

It was **resolved** to receive and accept apologies from Cllr N Letch. (Proposed by Cllr Brookes-Hocking)

### 124 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr Cochran declared that as a member of more than one authority, any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

### 125 CLIMATE EMERGENCY

This was noted.

## 126 ORDER OF BUSINESS

It was agreed to bring planning application 24/00507/FULL forward to allow a member of public to speak.

## 127 CHAIR'S AND CLERK'S ANNOUNCEMENTS

There were no announcements.

## 128 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

It was **resolved** to approve the minutes. (Proposed by Cllr Cochran)

## 129 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 24/00507/FULL

Proposal: Demolition of existing garages and erection of 3 affordable dwellings and associated parking, landscaping and other minor associated works

Location: Garages and Forecourt, Churchill Drive, Crediton

*The member of public expressed his concern for the potential development as he is a local resident.*

It was **resolved** to recommend requesting an extension until the next meeting on 7 May to allow for a site visit and to look at the NP policy for losing off-street parking.

The question was raised as to whether an impact survey on the loss of parking for vehicles had been undertaken and how many of the garages are in use or whether the leases have been terminated. It could be classed as a brownfield land if the parking facility is no longer needed by residents. Cllr Cochran advised it will likely go on the MD planning meeting for June. (Proposed by Cllr Brookes-Hocking)

Ref: 24/00311/FULL

Proposal: Removal of two chimneys and reinstatement of roof

Location: The Manse, 98 High Street, Crediton

Ref: 24/00313/LBC

Proposal: Listed Building Consent for the removal of two chimneys and reinstatement of roof

Location: The Manse, 98 High Street, Crediton

*Cllr Cochran declared a personal interest as he is a member of Crediton Congregational Church which is connected to the property and owned by the church.*

It was **resolved** to recommend accepting recommendations from the Conservation Officer that the applications should be refused and submitted as a rebuild proposal. (Proposed by Cllr Brookes Hocking) *Cllr Cochran abstained from voting.*

Ref: 24/00358/HOUSE

Proposal: Erection of garage and ancillary accommodation

Location: Gamlens, Exhibition Road, Crediton

It was **resolved** to recommend objection in principle due to insufficient information regarding the environment and whether the elevation of the building impacts on the neighbouring property. Also, the presence of a large fir tree that has not allegedly been addressed. (Proposed by Cllr Huxtable) It was agreed for members to visit the site and to send comments to the Administrative Officer by Monday 8 April.

Ref: 24/00368/LBC

Proposal: Listed Building Consent for replacement roof covering

Location: 18 Dean Street, Crediton, Devon

It was **resolved** to recommend no objection providing the Conservation Officer recommends the work being carried out. (Proposed by Cllr Harris)

### 130 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The Decisions were noted.

### 131 CREDITON COMMUNITY CONVERSATION

Cllr Brookes-Hocking advised that the event on Saturday 23 March was well attended, by the public and most Crediton Town councillors were present. Local people had worked hard to organise the event.

Following the meeting Cllr Brookes-Hocking has located the 'Our Shared Coordinates' document on MDDC website which went to cabinet last year and is a joint structure plan and vision for housing across four districts. Crediton is not identified as a point for significant development, or for nature or significant industrial land for a work hub/commercial or office units. The Administrative Officer will forward the link to the document along with some other information on brownfield sites.

Cllr Brookes-Hocking advised she would be having a meeting with QE about the public's thoughts on what should happen with the land owned by DCC at the school site. The event had proved a good starting point for action.

The event is 9 June, 12 pm to 4 pm. Cllr Brookes-Hocking advised that an application to the MDDC 'Love your Town Centre' fund had been made. There will be stalls, games, entertainment, and a Saxon fair. Marshalls will be required. It was agreed to ask the Projects Officer for a proper draft program for the next meeting in May. Councillors were requested to save the date and help out with marshalling if they are able.

**133 FOOTPATHS**

It was commented that walking and cycling should be encouraged as footpaths are a critical part of the Neighbourhood Plan (NP). Cllr Cochran commented that the path connecting Tarka View and Downeshead Lane is difficult for bicycles and pushchairs due to the poor surface, but there is no stipulation for developers, and they will use the cheapest option of surface material. Footpaths need to be as straight and direct as possible for speed and easy access for pedestrians and cyclists. There are maintenance issues with land management companies who are not subject to NP policies. Enforcement should be key for conditions when developments go in. Cllr Cochran advised that local authorities are not adopting footpaths and street furniture such as streetlights. The question of how biodiversity is being achieved was raised and how/if the town council can acquire land and work better with the district. Cllr Cochran will take the issues raised to the next PPAG meeting.

**134 DATE OF NEXT MEETING**

The date of the next meeting was noted as being Tuesday 07 May.  
The meeting was closed at 20.09.

**135 REPORTS PACK**

Signed .....

Dated.....