



**Minutes of Crediton Town Council's Planning & Town Strategy Committee held on Tuesday 05 April 2022 at 19.00 at Old Lanscove School, Greenway, Crediton**

**Present:** Cllrs E Brookes-Hocking, J Harris, J Cairney, N Letch, D Ross and J Downes (part meeting)

**Apologies:** Cllr Huxtable (illness)

**Absent:** Cllr Martin

**In Attendance:** Emily Armitage, Administrative Officer  
One member of the public (part meeting)

**120. To receive and accept apologies**

The meeting was opened at 19.01. It was **resolved** to receive and accept apologies from Cllr Huxtable. (Proposed by Cllr Brookes-Hocking)

**121. Declarations of Interest**

Cllr Cairney declared that as members 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.

**122. Public Question Time**

No members of the public present.

**123. To note that decisions will be made with the climate emergency at the forefront of decision and policy making**

This was noted.

**124. Order of Business**

There were no changes to the order of business.

**125. Chairman's and Clerk's Announcements**

- Cllr Brookes-Hocking advised that there had been some recent tree and hedge felling in two separate locations in Crediton and that Mid Devon District Council (MDDC) are aware.
- The Administrative Officer advised in reference to item 11 from the last meeting, requesting yellow lines replace the white line on Church Street. Devon County Council (DCC) have added the request to the list for Mid Devon, to be put forward later this year for the 2023/24 Traffic Regulation Order.

*Cllr Downes joined the meeting at 19.03*

**126. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 08 March 2022, as a**

127. It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 08 March 2022 as a correct record. (Proposed by Cllr Harris)

128. **Mid Devon District Council - Planning Applications** [MDDC Planning Public Access Portal](#)  
Mid Devon District Council, the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: 22/00063/MARM

Proposal: Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT

Location: Land at NGR 284185 101165 (Creedy Bridge) Crediton, Devon

It was **resolved** to recommend objection on the grounds of:

- The developers have not studied the Neighbourhood Plan design guide and the houses do not reflect the vernacular of Crediton
- Aspects of the design are poor, with the windows not being in proportion using UPVC rather than timber, lots of brickwork, limited slate and no stonework to reflect Devon
- Part of the hedge will need to be removed to include the bus stop and there is concern the roundabout at the entrance will look unappealing to visitors
- Consideration not given to the developments proximity to Shoebrook Park or Creedy Manor Lodge which are both listed in the conservation area
- The risk of flooding
- The layout and position of the development does not allow for the use of solar panels so little attention is paid to climate change
- There is a lack of connectivity for pedestrians and cyclists, no direct pedestrian access to the town, connection to footpath 24, or the Lynch on Old Tiverton Road, forcing pedestrians to walk on roads
- A Playspace is not sufficiently supplied
- Affordable homes have no front garden space and no planting opportunity

Councillors agreed with comments from the Conservation Officer from 'Council for the Preservation of Rural England'. Cllr Downes requested that a meeting be arranged with Sandford Parish Council to see if they have any concerns to share. It was agreed for the office to contact James Clements at MDDC to establish which planning meeting the application will go on as councillors wish to have an opportunity to speak. It was also suggested to write to Mel Stride MP regarding the lack of legislation surrounding climate change. (Proposed by Cllr Downes)

Reference: 22/00463/HOUSE

Proposal: Erection of two storey side extension and single storey extension to rear

Location: 2 Tuckers Close, Crediton, Devon

It was **resolved** to recommend no objection. (Proposed by Cllr Harris)



Reference: 22/00142/FULL (revised drawings)  
 Proposal: Erection of 5 dwellings following removal of garages  
 Location: Garages and Forecourt Kiddicott, CREDITON, Devon

It was noted that this application has been withdrawn.

Reference: 22/00616/CAT  
 Proposal: Notification of Intention to fell 1 Beech within the Conservation Area  
 Location: 2 The Maltings, CREDITON, Devon

It was **resolved** to recommend objection on the grounds of it being the loss of a significant, mature tree and that its removal could cause issues with dead roots disturbing stonework as previously seen in other locations. The loss to the streetscene is also significant and could have an affect on climate change. The tree is in a conservation area and the site should be visited by an arbiculturist should it be approved. (Proposed by Cllr Brookes-Hocking)

Reference: 22/00522/CAT  
 Proposal: Notification of intention to remove 3 Apple trees within the Conservation Area  
 Location: Orchard House, 3 The Maltings, CREDITON, Devon, EX17 1HT

It was **resolved** to recommend objection as the trees are in a conservation area and there are no comments about replacing them. (Proposed by Cllr Brookes-Hocking)

#### 129. Mid Devon District Council - Planning Decisions

It was **resolved** to note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed. The following decisions were noted:

Reference: 21/02470/HOUSE  
 Proposal: Creation of a dormer window extension with recessed roof terrace  
 Location: Silverdale, Threshers, CREDITON, Devon

Reference: 22/00069/HOUSE  
 Proposal: Erection of single storey rear extension  
 Location: 16 Lane John's Field, CREDITON, Devon, EX17 1EB

Reference: 22/00203/HOUSE  
 Proposal: Erection of single storey rear extension and change of window to door on rear elevation of garage  
 Location: 13 Glen Creedy Court, CREDITON, Devon, EX17 1GD

130. **To receive an update from the Parish Paths Sub-Committee regarding works undertaken on the footpath at Four Mills Lane** further information had been issued with the agenda. Councillors expressed their disappointment about the unlawful felling of the trees. Cllr Brookes-Hocking suggested that CREDITON Town Council and concerned members of the public should keep documenting the 'green infrastructure' around the town, so as to be more prepared should this happen again.

*EMBA*

**131. To note and discuss the removal of the hedgerow at Landscore**

MDDC enforcement are still investigating but are not planning to visit the site again, they will update Crediton Town Council once all information is obtained but have advised that the land is adjacent to a conservation area. It was recommended that Crediton Town Council include this in their bi-monthly newsletter and to send information to go in the Crediton Courier.

**132. To consider purchasing the tables and chairs from Claremont Marquees for the Jubilee and other events**

Cllr Brookes-Hocking advised that this item was missed off the last agenda and there was concern that the tables and chairs would be sold so had to be purchased quickly. Herself, the Town Clerk and the Projects Officer will be discussing with the Town Team where they will be stored and whether it could be paid for out of the budget for the Jubilee celebrations.

**133. To discuss the future use of Stoney Park**

The Administrative Officer advised that the land will be valued in the near future. Cllr Brookes-Hocking commented that the Town Council has had a history of difficult tenancies and vehicle access to the land is not easy. Cllr Harris suggested it might be more beneficial if QE School bought it to develop. Cllr Brookes-Hocking expressed her concern about renting the land again and encouraged people to think about its future use which could benefit the community.

*A member of the public entered the meeting*

**134. To receive correspondence from a member of public regarding parking on Dean Street (this item has been requested by Cllr N Letch)** further information had been issued with the agenda

Councillors agreed that this has been an ongoing problem for many years and making the road 'one way' would only speed up the traffic. It has been requested to make the area 'pedestrian only' between a certain period in the morning to allow children to safely get to school. Cllr Brookes-Hocking advised that this would be difficult to enforce and unfair on other road users. Cllr N Letch asked if volunteers could be trained but it was advised this would also be difficult to police. The school has previously tried to educate parents with letters. It was **resolved** for an application for a 20mph speed restriction on Dean Street be submitted to DCC. (Proposed by Cllr Brookes-Hocking)

**135. To receive an update on Mid Devon District Council Community Led Housing**

Cllr Brookes-Hocking advised a meeting had been held with Devon Communities Together about a housing needs survey for Crediton. She will update the committee when she has more information.

**136. To discuss the Plan Mid Devon consultation and agree any actions**

The Neighbourhood Plan Steering Group formed together and went through the Plan Mid Devon questions. The response was sent to MDDC.

**137. To discuss the Crediton Masterplan and agree any actions**

Cllr Brookes-Hocking could not provide an update as she has not heard from the Director of Place at MDDC.

*EWB#*

138. **To note a letter of complaint received from a member of public regarding traffic on Mill Street** further information had been issued with the agenda. The letter was noted. It was agreed that the Administrative Officer would write back to the gentleman.

139. **To note the date of the next meeting – Tuesday 03 May 2022 at 19.00**  
The date of the next meeting was noted. The meeting was closed at 20.35

Signed...  
(Chairman)

A large black rectangular redaction box covers the signature area. A blue ink scribble is visible at the bottom right corner of the redaction.

Date: 18/05/22