



## Minutes of the Planning and Town Strategy Committee meeting held on Tuesday 03 October 2023 at 19.00 at Old Lansdown School, Greenway, Credition

**Present:** Cllrs Brookes-Hocking, Harris, Huxtable, Fawssett, Cochran, N Letch and Perriman

**Minute Taker:** Emily Armitage

**In Attendance:** One member of public

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### MINUTES

- 22 PUBLIC QUESTION TIME** To receive questions from members of the public relevant to the work of the council

One member of public was present.

- 23 APOLOGIES** To receive and accept Town Councillor apologies

No apologies.

- 24 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS** To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda

#### Dispensation Requests

None.

#### Declarations of Interest

Cllrs Cochran and N Letch 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.

- 25 CLIMATE EMERGENCY** To note that decisions will be made with the climate emergency at the forefront of decision and policy making

This was noted.

- 26 ORDER OF BUSINESS** At the discretion of the Chair, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public

There was no requirement to change the order of business.

- 27 CHAIR'S AND CLERK'S ANNOUNCEMENTS** To receive any announcements which the Chair and Town Clerk may wish to make

There were no announcements.

- 28 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES** To approve and sign the minutes of the meeting held on 05 September 2023, as a correct record

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

- 29 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:

Ref: 23/01196/FULL

Proposal: Retention of land as domestic garden, including the erection of play equipment and fence

Location: Land at NGR 284534 100658 (81 Willow Walk) Crediton

*Standing Orders were suspended to allow a member of public to speak*

Committee members were advised that objectors are pursuing legal action. It was noted that some councillors had visited the site but an official meeting with the Planning Officer was declined, however, photos supplied were adequate. It was commented that had the application not been retrospective, aspects including surface would have been questioned and likely not passed regulation.

*Standing Orders were reinstated*

It was **resolved** to recommend objection: (Proposed by Cllr Huxtable)

- Play equipment is overlooking neighbouring property
- Vegetation is scrub and uncultivated, lack of consideration to biodiversity contrary to Crediton Neighbourhood Plan (CNP) policy EN2
- Replacing of boundary hedge with fence does not accord with CNP policy EN2 and likely constructed without planning permission

- Concerns the area is liable to flooding - CNP policy EN3

Ref: 23/00924/FULL

Proposal: Erection of restaurant with drive-thru facility, car parking, landscaping & associated works

Location: Land at NGR 284600 099535 Joseph Locke Way, Crediton, Devon

*Cllr Cochran momentarily left the room and returned at 19.25*

It was **resolved** to recommend objection: (Proposed by Cllr Brookes-Hocking)

### **Design**

- The modern design in the most recent proposal, with plate glass and flat roofs is inappropriate for the location opposite listed buildings and contravenes Policy D5, CNP. The latest proposal uses some red brick to fit in with surrounding buildings but there is an equal amount of timber-effect cladding, which doesn't fit the vernacular style, and a whole section of the building in a prominent position which is grey panel cladding on three sides. The building has a very industrial appearance, unsympathetic with the surroundings and not desirable at such a prominent gateway site.

### **Environment**

- The most recent landscape and planting proposal shows no planted screening on the north/west boundary will have a visual impact on the heritage buildings and orchard opposite
- CNP policy EN3 states that flood plain landscape is vulnerable to unsympathetic development and requires an appropriate landscape treatment that will help to blend the development into the existing landscape. Viewed from the north west, the development will be intrusive in design, lighting and signage. There should be further planting at the boundary facing the roundabout to help the development blend.
- A previous site plan showed 4 EV charging points. Councillors expressed concerns about plans for only two electric car charging points.

### **Traffic**

- The access plans for the development give rise to concerns about congestion on the roundabout, and disruption of HGV access to Mole Avon
- The development still relies on generating car trips with excess traffic affecting climate change.

### **Health**

- Drive-thru business model for the development encourages short car journeys in contravention of Policy D1, CNP, Development Principles for sustainability.
- Encouraging fast-food consumption is becoming a public health issue with this kind of diet contributing to obesity and other health issues.

## Economy

- High street trade will be affected, as more cars will pass through the High Street, increasing traffic along the main road and making the environment less attractive for pedestrians and shoppers in the town centre. At the same time, the new drive-through outlet will encourage consumers away from the town centre to the out-of-town location
- Section 106 contribution of £15,000.00 to mitigate the economic loss to the High Street is insufficient from a global company
- The development will create a number of part-time jobs which will be helpful to some workers but contributes to the Mid-Devon profile of low-skill, low-wage employment.

It was **agreed** that should the application be permitted:

- Moisture-loving trees should be planted along the north west boundary
- Double yellow lines to discourage roadside car parking in the vicinity
- MacDonalDs should make a greater financial contribution to high street mitigation
- The A377 totem pole signage should be reduced from 12 metres to 7 metres
- A left turn from the Drive-thru exit should be considered to keep traffic flow and reduce congestion.

*Cllr Cochran momentarily left the meeting and returned at 19.51*

Cllr Cochran advised 24 hour operation is not a material consideration for planning so this will not be changed. Public health and DCC Highways have not objected. The application is to be heard by MDDC planning committee on 22 November.

Ref: 23/00929/ADVERT

Proposal: Advertisement Consent to display 1 illuminated totem sign

Location: Land at NGR 284600 099535 Joseph Locke Way, Crediton, Devon

It was **resolved** to recommend no objection as plans for the height of the sign had been significantly reduced. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00933/ADVERT

Proposal: Advertisement Consent to display site signage including, 4 illuminated freestanding signs, 2 illuminated banner units and 20 DOT signs

Location: Land at NGR 284600 099535 Joseph Locke Way Crediton Devon

It was **resolved** to recommend district councillors speak to MDDC to get further information on lighting. (Proposed by Cllr Brookes-Hocking)

Ref: 23/01375/LBC

Proposal: Listed Building Consent for repairs to roof to include replacement rafters and replacement guttering

Location: 4 Jockey Cottages, Jockey Hill, Crediton

It was **resolved** to recommend approval. (Proposed by Cllr Harris)

Ref: 23/01436/HOUSE

Proposal: Erection of carport

Location: 16 Creedy Road, Crediton, Devon

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

Ref: 23/01515/OUT

Proposal: Outline for the erection of 2 dwellings and associated access and layout with some matters reserved

Location: The Pound House, 48 Dean Street, Crediton

It was **resolved** to recommend objection as the application conflicts with Policy D1 Development principles. Recommend district councillors get further information. (Proposed by Cllr Brookes-Hocking)

- Overdevelopment of the site resulting in very reduced amenity space for the residents, especially of plot 1.
- a large proportion of the site, currently a garden, will become hard surfaced. If this hard surfacing is agreed, could a porous surface be considered to reduce water run-off into the drainage system during heavy rain events.
- The application shows 5 existing parking spaces with a total of 8 after the development. The site plan shows space for 4 cars at Plot 1 and potentially 4 more at Plot 2, making a total of 13 if residents choose to use the turning area at the end of the drive. Arguably, they should not do that but there would be nothing to stop them. That could mean 13 vehicles using the access and 16 additional daily traffic movements on Dean Street. This is more than is stated in the application. If this application were to be approved, consideration should be given to measures to make Dean Street a safer walking route for pedestrians, especially at school start and finish times.
- Visibility of traffic approaching from the south is poor for vehicles exiting the site.
- The applicant has replied 'No' to part Da of the Wildlife Trigger Table. However, the development is for 2 dwellings so should qualify for Biodiversity enhancement. The applicant is proposing a small Butterfly and Bee space alongside the existing hedge and one at the entrance. The design and access statement says that landscaping is not being determined at this time, but it is hoped that over time plants and trees will be planted to soften the development. There are currently several large trees either close to the boundary of the site or in it, which have not been mentioned in the application and are not shown as existing trees. It is not possible to judge whether biodiversity for the site can be achieved with the current layout and lack of information. The landscape plan should be one that can be achieved not hoped for.
- There is no clearly indicated space for bins for the residents of the 3 dwellings who will now be putting them out for collection on Dean Street.

*Standing Orders were suspended - District Cllr F Letch made a comment about access.*

*Standing Orders were reinstated*

**30 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:** Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Ref: 23/01286/NMA

Proposal: Non-Material Amendment for 20/01445/HOUSE to allow alterations to gable end wall, garage door recess, gutter detail and bedroom window sizes

Location: 52 Beech Park, Crediton, Devon

Ref: 23/00990/LBC

Proposal: Listed Building Consent to display 1 non-illuminated fascia sign and 1 non illuminated projecting sign

Location: Crediton Dental Care, 110 High Street, Crediton, Devon

Ref: 23/00922/ADVERT

Proposal: Advertisement Consent to display 1 non-illuminated fascia sign and 1 non illuminated projecting sign

Location: Crediton Dental Care, 110 High Street, Crediton, Devon

Ref: 23/01173/FULL

Proposal: Refurbishment of fire damaged roof including new ridge and replacement of monopitch roof with duopitch

Location: 1 & 3 Tuckers Court, East Street, Crediton, Devon

Ref: 23/01309/CAT

Proposal: Notification of intention to remove secondary branches from the mid to upper crown to the fence line with 21 Chestnut Close of 1 Ash (T1) within the Conservation Area

Location: The Beeches, Old Tiverton Road, Crediton, Devon

Ref: 23/01250/HOUSE

Proposal: Erection of an extension to rear and a front porch

Location: 9 Blagdon Rise, Crediton, Devon, EX17 1EN

Refusal

Ref: 23/00829/HOUSE

Proposal: Erection of porch extension following removal of existing structures

Location: Yeo Vale, Four Mills Lane, Crediton, Devon

Noted.

**31 ON-STREET PARKING CHARGES PROPOSALS**

**31.1 LETTER TO DCC** To resolve to write to DCC regarding the proposals

It was **resolved** to agree to the wording and send, and for a copy to be sent to MDDC.  
(Proposed by Cllr Cochran)

**31.2 MAYORS LETTER** To note the letter sent to County Councillor Stuart Hughes

The Mayor has endorsed the letter and will be sent in collaboration with the seven towns affected by the proposals.

**31.3 SURVEY** To approve the creation of a survey regarding on street parking charges

Cllr Huxtable advised there were typographical errors in the letter.

It was **resolved** to undertake the survey and to amend the typographical errors. (Proposed by Cllr Cochran)

**32 CREDITON MASTERPLAN** To receive an update regarding the MDDC-led Crediton Masterplan

The Town Clerk continues to attend bi-weekly progress meetings with MDDC and consultants. It is understood that the timeline has been extended but information is awaited. Further community consultation is due to take place and draft document should be circulated shortly. Portal says should be finished at end of 2023. Cllr Cochran agreed to alert the clerk when this comes up.

**33 BUS SHELTERS** To receive an update on the possible relocation of a redundant bus shelter on Exeter Road and agree any action

There was no update.

**34 MID DEVON DISTRICT COUNCIL VISITOR BOARD** To receive an update on the installation of a Visitor Board in the town square

MDDC have confirmed that they will not install a board on the town square but will focus on the installation of a board at Market Street carpark and the railway station.

**35 DATE OF NEXT MEETING** To note that the date of the next meeting will be 07 November 2023 at 19.00

The date of the next meeting was noted. The meeting was closed at 20.27.

**36 REPORTS PACK**

Signed .....Dated.....