



**Minutes of the Planning and Town Strategy Committee held on Tuesday 7 November 2023 at 19:00 in the Old Lansdown School, EX17 3LP**

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

**In Attendance:** No members of the public

**Minute Taker:** Emily Armitage

### **37 PUBLIC QUESTION TIME**

*Cllr Cochran left the meeting room and returned at 19.01.*

No members of the public present.

### **38 APOLOGIES**

There were no apologies.

### **39 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

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.

### **40 CLIMATE EMERGENCY**

Noted.

### **41 ORDER OF BUSINESS**

No requirement to change the order of business.

### **42 CHAIR'S AND CLERK'S ANNOUNCEMENTS**

There were no announcements.

#### 43 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

It was **resolved** to approve the minutes of the Planning and Town Strategy Committee held on 3<sup>rd</sup> October 2023. (Proposed by Cllr Cochran)

#### 44 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 23/01491/HOUSE

Proposal: Erection of garage, retaining wall and creation of off road parking (Revised Scheme)

Location: Evenleigh, Threshers, Crediton

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

Ref: 23/01551/TPO

Proposal: Application to fell 1 Monterey Pine protected by Tree Preservation Order 08/00010/TPO

Location: Cedar House, Threshers, Crediton

It was **resolved** to support any recommendations made by the tree officer because the tree is subject to a TPO and an application to fell it had been made last year and was refused. The tree was present before the house was built and construction may have caused root damage but the potential for structural damage to the house, should the tree fall, was noted. However, it was felt that retaining the tree if at all possible, was preferable.

Should the tree officer be minded to approve the tree's removal, it was agreed that a replacement should be a condition and the town council should be informed when a new tree is planted. (Proposed by Cllr Brookes-Hocking)

It was **resolved** to change the order of business to discuss item 51 here, as it relates to this planning application. (Proposed by Cllr Brookes-Hocking)

Ref: 23/01592/FULL

Proposal: Construction and operation of a micro energy storage facility

Location: Land at NGR 282430 100940 (Playing Field), Avranches Avenue, Crediton

It was **resolved** to recommend objection due to the application contradicting NP policy En1 Open Spaces. Beacon Park is land for public amenity as suggested in the name. It is not disused land as stated in the application.

Beacon-lighting will be part of commemorating the 80<sup>th</sup> Anniversary of the D-Day landing in June 2024 and the beacon's position in the park is significant, being right at the top of the hill (immediately in front of the proposed development) in order to see the beacons being lit to the southwest and our beacon being seen by the next one to the northeast.

The town council is willing to investigate finding a more suitable location which needs to be within 100 meters of the grid. It was commented that sustainable energy storage was needed, but not at this site - the storage facility is approximately the size of a large single garage.

It was commented that palisade fencing was preferable should the application be permitted.

The town clerk advised that abstaining members could not have a recorded vote unless requested at the start of the meeting as stated in the Standing Orders. Standing Orders could be reviewed at a meeting of the Council Affairs and Finance Committee. It was agreed that this should be an agenda item at the next meeting. (Proposed by Councillor Huxtable)

#### 45 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

Ref: 23/00894/HOUSE

Proposal: Erection of a two-storey side extension and single storey rear extension

Location: 16 Blagdon Close, Crediton, Devon, EX17 1EL

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, Devon

It was noted that application 23/01196/FULL was refused.

#### 46 CREDITON MASTERPLAN

The town clerk advised that a presentation had been given by consultees of the Masterplan and attended by the town council and MDDC councillors, with some useful questions raised. Unfortunately, the finished product is not ready, but they are hoping for the second round of public consultations to start after Christmas. The town clerk advised she would update members in due course.

#### 47 FUTURE DEVELOPMENT IN CREDITON - COMMUNITY PARTICIPATION

Cllr Brookes-Hocking advised that the Neighbourhood Plan will need reviewing and updating which will take time. The process will require a steering group to facilitate an event to bring stakeholders together to gauge what the town needs as it expands, such as housing recommendations and more green space. This event could be held in Spring and would likely require a small budget, some administrative support and a lot of input from interested councillors. It was **agreed** to continue exploring the scope of the event and what would be needed to involve local stakeholders, community groups and residents. (Proposed by Cllr Brookes-Hocking)

#### 48 MANAGEMENT OF THE NEW ORCHARD AT WELL PARKS

The agent has been initially contacted regarding the acquisition of the land/maintenance of the current orchard area on the development site. The Administrative Officer advised she had not received a response. Members agreed that should the land be acquired it would be an opportunity to work with local people and community groups.

It was **resolved** to wait for a response to the email and report back at the next meeting.  
(Proposed by Cllr Brookes-Hocking)

**49 CREDITON FOOD FESTIVAL 2024**

It was **resolved** to approve and accept the report. (Proposed by Cllr Brookes-Hocking).

**50 HIGHWAYS AND TRAFFIC ORDER COMMITTEE:**

Further information was issued with the agenda.  
The Highways and Traffic Order was **noted**.

**51 MICRO ENERGY STORAGE**

Further information was issued with the agenda.

The Administrative Officer advised she had written to the Site Acquisition Manager of AMP Clean Energy to invite him to the meeting in December to provide further information.

**52 DATE OF NEXT MEETING**

The date of the meeting was noted as Tuesday 5 December 2023. The meeting was closed at 19.57.

**53 REPORTS PACK**

Signed .....

Dated.....