



## Minutes of the Planning and Town Strategy Committee meeting held on Tuesday, December 5, 2023 at 19:00 in the Old Landscore 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:** Mark Coghlan from AMP Clean Energy

**Minute Taker:** Emily Armitage

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### MINUTES

#### 54 PUBLIC QUESTION TIME

No members of public present.

#### 55 APOLOGIES

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

#### 56 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.

#### 57 CLIMATE EMERGENCY

Noted.

#### 58 ORDER OF BUSINESS

There was no requirement to change the order of business.

## 59 CHAIR'S AND CLERK'S ANNOUNCEMENTS

The Administrative Officer advised that she had received a response from Spencer Popham, Director of GPG Developments Ltd, the company who own the land at Wellparks. He is happy to have a discussion with members regarding the acquisition of land for an orchard. It was **agreed** for Cllr Fawssett and Cllr Cochran to have a meeting with him, which the Administrative Officer would arrange.

## 60 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

It was **resolved** to receive and accept the minutes. (Proposed by Cllr Cochran)

## 61 MICRO ENERGY STORAGE

The presentation was delivered, and the following questions raised:

*What is the battery made from?*

They are exclusively made from Lithium, as this is the only option available currently. As technology advances, there may be the potential for this to change.

*Is there opportunity for Revenue sharing between company and landowner?*

No, electricity can only be sold to the grid and several hundred sites would need to be confirmed first, before any changes could be investigated.

*Will the battery boxes plug into the secondary sub stations and does the grid have the capacity via the existing sub stations to take the extra power from battery boxes without having to build new sub stations?*

Yes, it will connect into an existing suitable substation. We make our inquiries to the grid operator who determine what we can do: they effectively own the infrastructure. Often this involves substantial payment from us to upgrade the *existing* substation. Another consequential benefit for the neighbourhood. We would rarely build a new substation for projects of this size.

*Is there a map of substations in Crediton?*

There is a package on Google called 'Land Insight' which has the tools to look for specific things in an area, such as gas and electricity cabins. Battery boxes must be within 50 meters of a substation due to high cabling costs.

Cllr Brookes-Hocking advised that the town council is very supportive of renewable Energy initiatives but does not own much land and areas such as Peoples Park would not be a suitable as there is no vehicular access, it is too small and has historic significance. There would be an objection from the town council if Beacon Park were to be used to house a battery box, as this could obstruct the view of the Beacon when lit at important events as it is only small. It was suggested that tree planting in a suitable location could off-set the effect of the unit. It was advised that the company need to have annual access to the unit so this must be considered.

It was agreed for AMP Clean Energy to provide members with different location options. Cllr Cochran advised that MDDC are having meetings this week and next to discuss storage boxes and micro batteries with the company, but any changes would need to be made quickly and the Planning Officer notified.

## 62 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 23/00924/FULL (Revised drawings and additional information)

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

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

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

The revised landscaping plan does not meet the required Neighbourhood plan policies:

- The removal of planting by the roundabout on the North-West side provides no screening of the building or of light spill for passing traffic, for visitors entering the town and for the listed buildings on the land opposite which is a significant heritage asset
- Plans for a low hedgerow on the west/southwest side of the site will not guarantee any screening as there is a chance it will not grow high enough to off-set the effect of the building or offer good habitat for wildlife
- The rain garden is at the top of a slope but there does not seem to be any mention of a drainage channel at the bottom of the slope to contain water run-off. A lack of tree planting at the top of the slope could mitigate run off and reduce the likelihood of excess water on the site
- A lack of planting will affect wildlife which is present even in similar low-quality sites, and MacDonalds plans for biodiversity net gain is not convincing

Members were not convinced that MacDonalds is doing everything it can to improve landscaping and to blend in the building to its surroundings, which goes against NP Policy D1 Development Principles and Policy D5 Design. The Development also contradicts Policy EN2 Trees; Proposals should include additional amenity tree and hedgerow planting wherever possible to: enhance the setting of the development; mitigate the impact of the development on the landscape; contribute to the street scene within the development.

Members raised further issues and concerns:

- The change to the position of the entrance could mean that during busy times traffic flow on the highway will be affected by vehicles backing up on the roundabout trying to access the site entrance, causing congestion and pollution
- The development is a model for vehicle use and will encourage more traffic
- Public Health has made no objection, but the committee acknowledges that the increasing promotion and availability of fast food is becoming recognized as a dietary and public health issue and the LPA should take this into account when considering applications that exacerbate it.
- Economic Development have commented that jobs will be provided but these are low-skill, low-wage employment which do nothing to create career opportunities for young people in Crediton in the sectors that are being identified for the region, especially in the green/blue economy. Crediton needs more than the 'any job will do' approach to a strategy for economic development in the town.

It was **agreed** for Cllr Cochran to investigate whether CTC could share training resources where possible with MDDC so to keep up with any changes to planning legislation.

*Cllr Cochran abstained from voting*

Ref: 23/00933/ADVERT (Revised drawings)

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 objection on the grounds of the signage being too big and excessive in quantity. (Proposed by Cllr Harris)

*Cllr Cochran abstained from voting*

Ref: 23/00929/ADVERT (Revised drawings and additional information)

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 objection on the grounds of the totem pole being too close to Downes Estate land and it being an unnecessary light polluting addition which other towns in Mid Devon who have a MacDonaldis Drive-Thru do not have. (Proposed by Cllr Harris)

*Cllr Cochran abstained from voting*

Ref: 23/01700/LBC

Proposal: Listed Building Consent for removal of ground floor furniture, internal IDM machine, external ATM and replacement with secure partition, removal of external lettering and advertisement signs, sealing of letterbox and all external glazing at low level to be obscured with white vinyl (applied internally)

Location: Lloyds Bank Chambers, 30 High Street, Crediton

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

Ref: 23/01733/FULL

Proposal: Retention of showroom building

Location: Lowe and Bespoke Ltd, Unit 4, East Town Park

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

Ref: 23/01336/HOUSE  
Proposal: Erection of a rear extension  
Location: 9 Fairfield Road, CREDITON, Devon

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

Ref: 23/01789/HOUSE  
Proposal: Erection of a log cabin for ancillary residential accommodation to replace existing summerhouse  
Location: The Cottage, Old Tiverton Road, CREDITON

It was **resolved** to recommend no objection as the plans are an improvement to the current structure in situ. (Proposed by Cllr Harris)

Ref: 23/01832/FULL  
Proposal: Installation of replacement of 14 windows to Church, door to Manse and escape door and stairs to rear  
Location: Congregational Church, High Street, CREDITON

*Cllr Cochran declared a personal interest as he is a member of the church.*

It was **resolved** to recommend approval. (Proposed by Cllr Brookes-Hocking)

Ref: 23/01833/LBC  
Proposal: Listed Building Consent for installation of 14 replacement windows to Church, door to Manse and escape door and stairs to rear  
Location: Congregational Church, High Street, CREDITON

It was **resolved** to recommend approval. (Proposed by Cllr Brookes-Hocking)

### 63 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The Decisions were **noted**.

It was agreed for Cllr Cochran to check if any work had taken place on application:

Ref: 23/01551/TPO  
Proposal: Application to fell 1 Monterey Pine protected by Tree Preservation Order 08/00010/TPO  
Location: Cedar House, Threshers, CREDITON, Devon

Members comments at the last meeting were as follows:

*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.*

## 64 CREDITON MASTERPLAN

The draft Masterplan was issued with the agenda.

Cllr Huxtable commented that there were some typographical errors.

Cllr Brookes-Hocking advised that there would be another public consultation in January and encouraged members to read through the plan before the next meeting.

Some major concerns were reported and need to be raised:

- Ideas of Union Road toilet block becoming a hub and café - how will this be facilitated.
- Lack of crossing points
- No support for stepped access points between parking bays and adjacent footways
- Loss of car parking spaces
- Loading bays sites need locating
- Vehicle speed through town is an issue
- Cycle routes are not workable
- Too much focus on tourism and is not an economic solution for the town
- Bus service needs improving
- Condition of pavements – use of tarmac is not ideal
- Lack of a plan for the Jubilee garden which attracts ASB

There was concern expressed about the financial cost of creating the Masterplan, to which members advised that Section 106 money is used for such projects. It was agreed that the design of the high street was an important consideration, but the infrastructure must also be practical and work. Cllr Brookes-Hocking advised that she has a meeting with DCC on 7 December and the plan will go to Cabinet on 12 December. The document needs careful examination to ensure the best outcome and for comments to come from the town and its residents not the consultants.

It was agreed for members to send their initial comments to the Administrative Officer.

## 65 PLANNING CONSULTATION CORNERSTONE 20782421

It was **noted** that the site is in the location of Sandford Parish Council, however, it would have an impact on Crediton and its residents if the planning application was submitted and approved. It was felt that the location is inappropriate due to it being next to ancient woodland and would dominate the landscape.

## 66 DIVERSITY FESTIVAL 2024

The report was received. Cllr Huxtable recommended the report be re-written and condensed.

Cllr Harris commented that taking on responsibility for the Diversity Festival would put too much pressure on the town council and staff. There was a suggestion that The Turning Tides Project had expressed an interest. It was **resolved** to approach Jane Williams from The Turning Tides Project. (Proposed by Cllr Harris)

**67 D-DAY 80TH CELEBRATIONS**

The report was received.

It was **resolved** to recommend to Full Council to follow national guidelines and to hold the event. Also, to research purchasing a new bigger beacon and to investigate the possible commission of a blacksmith. It was commented that associated costs for an event and the purchase of a beacon would need to be considered promptly to meet budget setting deadlines. (Proposed by Cllr Brookes-Hocking)

**68 DATE OF NEXT MEETING**

The date of the next meeting was noted as being Tuesday 02 January 2024.  
The meeting closed at 20.54.

**69 REPORTS PACK**

Signed .....

Dated.....