



To All Credition Town Councillors

You are hereby summoned to attend a **Planning and Town Strategy Committee**, which will be held on **Tuesday, January 2, 2024, at 19:00 at Old Landscore School, EX17 3LP**

This meeting may be livestreamed via Facebook in order to allow Members of the Public to watch the meeting.

The purpose of the meeting is to transact the following business.

**Rachel Avery PSLCC**

**Town Clerk**

**Wednesday, 20 December 2023**

Please note that:

- Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960. Members of the public will be given the opportunity to address councillors in attendance as part of the agenda.
- Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting.
- Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), Credition Town Council is unable to make any decision on matters not listed within the agenda.
- Credition Town Council will always attempt to record and livestream meetings to Credition Town Council's social media platforms.

## **AGENDA**

### **70 - Public Question Time**

To receive questions from members of the public relevant to the work of the council (a maximum of 30 minutes is allowed for this item; verbal questions should not exceed 3 minutes).

### **71 - Apologies**

To receive and accept Town Councillor apologies (apologies should be made to the Town Clerk).

### **72 - 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.

To consider any dispensation requests (requests should be made to the Town Clerk prior to the meeting).

### **73 - Climate Emergency**

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

### **74 - 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.

### **75 - Chair's and Clerk's Announcements**

To receive any announcements which the Chair and Town Clerk may wish to make (for information only).

### **76 - Planning and Town Strategy Committee Minutes**

To approve and sign the minutes of the meeting held on 05 December 2023, as a correct record (minutes will be issued with the agenda).

### **77 - 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: 23/01853/LBC

Proposal: Listed Building Consent for alterations to gallery level of worship area

Location: Congregational Church, High Street, Crediton

Ref: 23/01856/LBC

Proposal: Listed Building Consent for alterations to ground floor worship area

Location: Congregational Church, High Street, Crediton

Ref: 23/01923/FULL

Proposal: Construction and operation of a micro energy storage facility (Amended Location)

Location: Land at NGR 282446 100921 (Playing Field) Avranches Avenue, Crediton

To note the following application has been Withdrawn:

Ref: 23/00069/HOUSE

Proposal: Installation of replacement windows

Location: 2 Church Street, Crediton, Devon

#### **78 - Mid Devon District Council Planning Decisions:**

Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Ref: 23/01733/FULL

Proposal: Retention of showroom building

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

Ref: 23/01336/HOUSE

Proposal: Erection of a rear extension

Location: 9 Fairfield Road, Crediton, Devon, EX17 2EQ

#### **79 - Crediton Neighbourhood Plan**

To discuss the Crediton Neighbourhood Plan update process and agree any actions

#### **80 - Community Land Trust**

To discuss the Community Land Trust process and agree any actions

#### **81 - Crediton Masterplan**

To receive an update on the Crediton Masterplan and consider any recommendations to Mid Devon District Council.

#### **82 - 20's Plenty Campaign**

To discuss 20mph limits - Item requested by Cllr Fawssett

#### **83 - Parking**

To receive an email from a member of public regarding a complaint about parking on Creedy Road and agree any action.

#### **84 - Peninsula Transport Consultation**

To receive information regarding a consultation on regional transport strategy and to agree any comments.

#### **85 - Date of next meeting**

To note that the date of the next meeting will be Tuesday 06 February 2024.

#### **86 - Reports Pack**

#### **Attachments**

[AI 76 - 2023-12-05 - Planning and Town Strategy Committee - Final Minutes.pdf](#)

[AI 83 - Request for DYL on Creedy Road.pdf](#)

[AI 84 - PT TS consultation stakeholder briefing FINAL.pdf](#)



**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 Fawsett 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.....

**From:** [REDACTED]  
**Sent:** 05 December 2023 19:28  
**To:** Councillor Frank Letch <[Frank.Letch@devon.gov.uk](mailto:Frank.Letch@devon.gov.uk)>  
**Subject:** Parking

Hello Mr Letch

I am writing to you regarding the parking situation in the road where I live, Creedy Road EX17 1EW

As you drive into Creedy Road, most people park on the left hand side. There is one who parks on the opposite side of the road, outside number 14, parking so that cars need to weave in and out and he does not leave much room, an ambulance or a fire engine would not get through. I am afraid my vehicle will get damaged as well as if there was an emergency.

Is there any way you could start the process of having double yellow lines one side to stop this hideous parking.

This person will not see reason, he is a law of his own and fires up with every swear word under the sun.

This might seem petty to you but I am trying to avoid if there was an emergency, especially as this road is mainly the elderly living on their own.

Thank you.

Kind Regards

[REDACTED]

## **PENINSULA TRANSPORT: SHAPING THE FUTURE OF TRANSPORT ACROSS THE SOUTH WEST**

### **Briefing note: Peninsula Transport Strategy consultation, December 2023**

Peninsula Transport, the sub-national transport body for Cornwall, Devon, Plymouth, Somerset and Torbay councils, is running a public consultation on its draft transport strategy.

The strategy will be used to guide regional transport investment decisions through to 2050. It sets out four outcomes and a route map to achieving a strategic transport network that works for everyone – from businesses to communities and visitors.

By 2030 the desired outcomes are:

- **Easier journeys:** integrating walking and wheeling with the bus and rail network, to make getting around without a car easy.
- **Going electric:** affordable zero-emission transport through a reliable electric vehicle charging network.
- **A connected peninsula:** safe, reliable and resilient road and rail travel within the peninsula and beyond.

These outcomes will ultimately lead to the key objective of:

- **Completing the network:** improved connections within a growing and fully integrated transport network on a path to net zero.

The strategy will be the foundation of a Strategic Investment Plan which will identify and prioritise transport schemes and projects that reflect national and regional policies and best meet the needs of the user. The transport strategy does not replace Local Transport Plans developed by local authorities but provides a series of strategic objectives to guide the development of local policies.

The strategy is available on our consultation space held on [www.peninsulatransport.org.uk](http://www.peninsulatransport.org.uk)

### **CONSULTATION AND EVENTS**

Our consultation is now open and we invite stakeholders to review the Peninsula Transport Strategy and feedback to Peninsula Transport through a short online survey that can be found at: [https://plymouth-consult.objective.co.uk/public/transport/peninsula\\_transport\\_strategy](https://plymouth-consult.objective.co.uk/public/transport/peninsula_transport_strategy)

**Webinars:** Peninsula Transport will be hosting free webinars throughout January 2024, open to anyone interested in finding out more about the strategy. Dates will be released shortly any people can pre-register interest at [www.peninsulatransport.org.uk](http://www.peninsulatransport.org.uk).

**Share:** help spread the work and share our consultation with others. Please feel free to share this briefing and the link with your networks. We are also promoting the strategy via our social media channels and would welcome your support in sharing content across your own channels.

- LinkedIn: <https://www.linkedin.com/company/peninsula-transport/>
- X (formerly Twitter): <https://twitter.com/PensTransport>

### **EVIDENCE BASE**

We consulted on and finalised our vision, which also set out a series of high-level goals for the STB to take forward, in 2021. Since then, we have produced a comprehensive evidence base to create a

strong understanding of how the peninsula works and what will bring the biggest benefits to the region. The recommendations and priorities identified in individual pieces of technical work were brought together to define the four key outcomes set out in the transport strategy and develop a route map to achieving a better strategic transport network. Our full suite of technical works can be accessed: <https://www.peninsulatransport.org.uk/technical-work/>

### **WHAT HAPPENS NEXT**

Once the consultation closes, we will take the time to review and analyse all the responses, using the feedback to finalise the Peninsula Transport Strategy. The final draft of the Peninsula Transport Strategy will then be submitted to the Peninsula Transport Board to approve its adoption.

If adopted, we expect to publish the final strategy in March 2024. It will then be used to develop the Strategic Investment Plan and we will work with government, industry and local authorities to deliver its aims for the peninsula.

To keep up to date with the work of Peninsula Transport you can join our mailing list here: <http://eepurl.com/hynxmf>.

### **ABOUT PENINSULA TRANSPORT**

Peninsula Transport is the sub-national transport body (STB), bringing together the five lead transport authorities in the peninsula (Cornwall, Devon, Plymouth, Somerset and Torbay) to work directly with the Department for Transport (DfT) on the strategic transport priorities for the region. Sub-national Transport Bodies were established as part of the Cities and Local Government Act 2016.

Formed in 2018, we are a partnership established to transform transport and boost economic growth for the peninsula. Our role is to guide and advise government on our regional transport priorities and investment by developing and then maintaining a regional transport strategy. Our work is aimed at enhancing strategic cross-boundary connectivity and complements the work of our local authorities to enhance local connectivity.

More information is available on our website, <https://www.peninsulatransport.org.uk/>, or you can contact us by emailing [info@peninsulatransport.org.uk](mailto:info@peninsulatransport.org.uk)