



To All Credition Town Councillors

You are hereby summoned to attend a **Planning and Town Strategy Committee**, which will be held on **Tuesday, February 6, 2024, at 19:00 - 20:00, 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**

**Thursday, 01 February 2024**

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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

### **87 - Welcome and Introduction**

Opening of meeting by the Chair and councillor introductions.

### **88 - 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).

### **89 - Apologies**

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

### **90 - 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).

### **91 - Climate Emergency**

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

### **92 - 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.

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

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

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

To approve and sign the minutes of the meeting held on Tuesday 02 January 2024, as a correct record (minutes will be issued with the agenda).

### **95 - 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: 24/00008/HOUSE

Proposal: Erection of single storey extension

Location: 10 Wentworth Gardens, Crediton, Devon

Ref: 24/00103/CAT

Proposal: Notification of intention to fell 3 conifer trees in a Conservation Area

Location: 15 Exeter Road, Crediton, Devon

Ref: 23/01789/HOUSE (Revised drawings)

Proposal: Erection of a log cabin for ancillary residential accommodation to replace existing summerhouse

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

Ref: 24/00149/LBC

Proposal: Listed Building Consent for replacement of lintels and stabilisation of wall

Location: 5 Cockles Lane, Crediton, Devon

### Withdrawn

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

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

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

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, Devon

Ref: 23/00932/ADVERT

Proposal: Advertisement Consent to display 2 fascia signs, 3 booth lettering signs and 1 digital booth screen, all illuminated

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

Ref: 23/00929/ADVERT

Proposal: Advertisement Consent to display 1 illuminated totem sign

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

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

**97 - Crediton Masterplan**

To consider and agree the response regarding the Masterplan document, for submission to Mid Devon District Council.

**98 - Spring Forward Planning Consultation**

To receive a verbal update.

**99 - Community Land Trust**

To receive a verbal update on the Zoom meeting with Middlemarch Housing Association.

**100 - Orchard land at Wellparks**

To receive an update regarding the possible acquisition of orchard land at Wellparks and agree any action.

**101 - Crediton Food and Drink Festival on 8th June 2024**

To receive an update on plans for the Food and Drink Festival.

**102 - Boniface Bash on 9th June 2024 and Associated Matters**

To receive a report on the Boniface Day celebrations and linked towns and agree any recommendations therein.

**103 - Date of next meeting**

To note that the date of the next meeting will be Tuesday 05 March 2024.

**104 - Reports Pack****Attachments**

[AI 94 - 2024-01-02 - Planning and Town Strategy Committee - Minutes.pdf](#)

[AI 102 - Planning and Town Strategy Report - Boniface.pdf](#)



## Minutes of the Planning and Town Strategy Committee held on Tuesday, 02 January 2024 at 19:00 in the Old Lansdown School, EX17 3LP

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

**Apologies:** Cllr J Harris

**In Attendance:** Cllr F Letch (part meeting)

**Minute Taker:** Emily Armitage

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## MINUTES

### 70 PUBLIC QUESTION TIME

The following question was asked:

*Will the town council engage more with the town by holding surgeries to deliver newsletters and provide information, especially during these uncertain times with the Pay and Display consultation and precept announcement. Councillors need to be more recognisable and I would like to see more action.*

- Cllr Brookes-Hocking advised that a consultation had been available online for the public to have their say regarding on-street parking. She also commented that the main issue with holding surgeries on the town square is getting information across to a wide variety of people. Holding surgeries is useful for the town council profile but not for visitors.
- It was suggested that an alternative location to the town square might be outside the Ship Hotel at the top of Market Street to attract a wider variety of people.
- Cllr Cochran advised that he has attended previous surgeries and would be useful for more newsletters to be printed.
- Cllr Fawssett agreed to attend the next surgery.

### 71 APOLOGIES

It was **resolved** to receive and accept apologies from Cllr Harris due to holiday. (Proposed by Cllr Cochran)

### 72 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr 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.

Cllr Cochran declared a personal interest with agenda item 77, as he is a member of Crediton Congregational Church.

### 73 CLIMATE EMERGENCY

Noted.

### 74 ORDER OF BUSINESS

There were no changes to the order of business.

### 75 CHAIR'S AND CLERK'S ANNOUNCEMENTS

Cllr Brookes-Hocking advised the meeting would not be livestreamed due to technical issues with the equipment.

*Cllr Fawssett left the room at 19.08 and returned at 19.09.*

### 76 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

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

### 77 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 23/01853/LBC

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

Location: Congregational Church, High Street, Crediton

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

Ref: 23/01856/LBC

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

Location: Congregational Church, High Street, Crediton

It was **resolved** to recommend approval in principle due to the need to improve heating and associated costs. It was agreed that new radiators need to be compatible with the colour of the interior. (Proposed by Cllr Brookes-Hocking)

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

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

### 78 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

Noted.

Cllr Brookes-Hocking advised that the Neighbourhood Plan will need reviewing soon to establish which policies are weak and do not work, in order to see how the town could develop over the next 20 years. She commented that the Steering Group initially set up had dropped in numbers. It would be good for the community to be included as well as town council members. Cllrs Fawssett and Cochran agreed to be involved in the group. She will send a link to the FFCC report on the Land Use Framework pilots, one of which included the experience of the Crediton NP Steering group.

**80 COMMUNITY LAND TRUST**

Cllr Brookes-Hocking advised that District Councils in parts of Devon declared a housing emergency two years ago and Devon Housing Commission was set up last year.

Older and younger generations in different living situations are being affected by the following:

- Second home ownership and rental properties – particularly desirable areas by the coast
- Rural locations are not chosen for much development as lack of connectivity
- Land owners wanting as much income for their land as possible
- Problems with affordability and loss of the private rental sector
- Communities not keen on the housing design brought forward by developers
- Satellite towns like Crediton are created with lots of housing estates
- Properties have multiple vehicles and can travel to larger towns and cities for work
- Lack of bungalows for older generations
- Lack of social housing

Cllr Brookes-Hocking explained that she had been put in touch with Middlemarch Housing Association that is working with the Housing Commission. Middlemarch specialise in community-led housing.

It was agreed for four members of the committee to have an informal conversation via Zoom with Middlemarch and a date could be arranged. Cllr Brookes-Hocking advised she would like to find out what experiences they have for larger communities.

**81 CREDITON MASTERPLAN**

Final corrections were made by MDCC over the Christmas period and it was noted that the public consultation would be held on Wednesday 17 January at the Boniface Centre. It was agreed for the Administrative Officer to find out when an electronic document would be ready for publication.

**82 20'S PLENTY CAMPAIGN**

Cllr Fawssett wished to reiterate the point made at a previous meeting, that reducing speed to 20 mph is not mentioned in the Neighbourhood Plan. Cllr Brookes-Hocking advised that the document brief relates to environment and visual appearance. The Traffic and Urban Realm Study references traffic management and Cllr Fawssett agreed to look again at the document.

Cllr Brookes-Hocking advised that DCC does not have capacity to carry out schemes due to lack of funds. Any work done would fall to the town council to pay for.

Cllr Cochran advised that a petition would need to be signed by a significant number of people to get work done by DCC.

**83 PARKING**

It was commented that two traffic cones have appeared outside the property and that the resident is the owner of up to three vehicles, which are reported as being parked on the street rather than on the property where there is space. It was suggested that there could be a neighbourly dispute and parking issues should be looked at by the police. It was questioned whether a letter to the police would be beneficial as requests for double yellow lines should be made to DCC or through the County Councillor.

It was **resolved** to send a letter to the resident to explain the town council would not be able to resolve the matter and that they should write directly to DCC. Also, to contact Cllr F Letch to do a site visit with Highways. (Proposed by Cllr Brookes-Hocking)

**84 PENINSULA TRANSPORT CONSULTATION**

Members commented that there was a lack of detail in the document as only in the framework stage, but also that Crediton was not on the priority list. It was highlighted that although there is mention of railways and reducing cars, there are inaccuracies on the rail network map. Cllr Brookes-Hocking commented that there should be more ambition for walking and cycling. Cllr Huxtable suggested asking the local MP to look at the document and could send a link. It was agreed that members would send their own comments directly to Peninsula Transport.

**85 DATE OF NEXT MEETING**

The date of the next meeting was noted as Tuesday 6 February.  
The meeting closed at 20.13.

**86 REPORTS PACK**

Signed .....

Dated.....





## The Big Boniface Bash Report

**Report by:** Projects and Events Officer  
**To:** Planning and Town Strategy Committee  
**Date:** For consideration on 6 February 2024

### **Recommendation**

To consider the proposals outlined in this report relating to St Boniface links to Credon and celebrations for Boniface Day.

#### **1. Purpose**

- 1.1 To discuss our relationships with the Boniface linked towns of Fulda and Dokkum and our contacts with the Boniface Link group in Credon.

#### **2. Background**

- 2.1 Councillor Natalia Letch believes that stronger relations with Dokkum and Fulda are beneficial for Credon. She made four proposals (3.1 – 3.4).
- 2.2 The Projects and Events Officer is planning a Boniface-related event on Sunday 9<sup>th</sup> June. 'The Big Boniface Bash' is being organised by CTC and The Heart Project. It will have live music and European food, plus a Saxon fayre and carnival games. Several local choirs will sing The Boniface Song, Coco's are providing Boniface Buns, and there will be a Christmas tree. Credon Parish Church will hold history tours; Credon Catholic Church will have a Vespers service.

#### **3. Proposals**

- 3.1 To send official invitations from Credon Town Council to the councils of the linked towns to visit Credon and take part in our Boniface events in June 2024.  
A 'save the date' has been sent to both towns.
- 3.2 To restore the charters signed between our linked towns and Credon and display them in the meeting room.  
Administrative Officer is investigating options.
- 3.3 To revise our co-operation with the Boniface Link group; find out more about their plans and if they would help with the reception and accommodation for the official visitors. Encourage them to apply for a CTC grant if they need financial support.

The Projects and Events Officer has met with Bob Edwards from the Boniface Link Association; He asked that Natalia Letch provide the Projects and Events Officer with the Link's files that she has borrowed. The BLA do not have capacity to host visitors or contribute to the planned event. They have provided contact details for representatives from Fulda and Dokkum.



- 3.4 Discuss the future of trading St Boniface's name for the benefit of Credition.  
There have been discussions on this, and the Town Clerk recommends that this is not something the council can take on at the current time due to capacity.

#### **4. Financial Implications**

- 4.1 The Big Boniface Bash is being organised jointly with The Heart Project. They have a sum of money for the purpose. Stallholders will be charged. A draft budget will be ready for the next Planning and Town Strategy Committee meeting.
- 4.2 The Projects and Events Officer is providing time to the organisation of the event within contracted hours and there is an Earmarked Budget of £1000.00 in the Town Council budget.

#### **5. Conclusion**

- 5.1 Credition Town Council has previously agreed to organise a Boniface Day related event (Item 49 of Planning and Town Strategy Committee minutes).