



To All Credition Town Councillors

You are hereby summoned to attend a **Planning and Town Strategy Committee** meeting, which will be held on **Tuesday, June 4, 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 FSLCC

Town Clerk

Thursday, 30 May 2024

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

1 - Election of Chair for 2024/25

To seek nominations and elect the Chair for the ensuing year

2 - Election of Deputy Chair for 2024/25

To elect the Deputy Chair for the ensuing year

3 - Welcome and Introduction

Opening of meeting by the Chair and councillor introductions

4 - 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)

5 - Apologies

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

6 - 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)

7 - Climate Emergency

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

8 - 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

9 - Chair's and Clerk's Announcements

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

10 - Committee Meeting Minutes

- To approve and sign the minutes of the Planning & Town Strategy Committee meeting held on Tuesday 7 May 2024, as a correct record (minutes will be issued with the agenda)

- To approve and sign the minutes of the Community & Environment Committee meeting held on Tuesday 26 March 2024, as a correct record (minutes will be issued with the agenda)

11 - 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: 24/00358/HOUSE

Proposal: Erection of garage and ancillary accommodation

Location: Gamlens, Exhibition Road, Crediton, Devon

Ref: 24/00533/FULL

Proposal: Siting of containers to provide equipment storage, cooking, washing and changing facilities

Location: Land at NGR 284406 100511 Lords Meadow Leisure Centre Commercial

Ref: 24/00737/HOUSE

Proposal: Erection of single storey rear extension

Location: 9 Waresfoot Drive, Crediton, Devon

Ref: 24/00776/CAT

Proposal: Notification of intention to remove 1 Willow tree within the Conservation Area

Location: Claremont, Searle Street, Crediton

12 - Mid Devon District Council Planning Decisions:

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

Ref: 23/01675/LBC

Proposal: Listed Building Consent to replace door with window on ground floor and repositioning of window on first floor and 4 replacement windows on east elevation and internal alterations to ground and first floor

Location: 63 East Street, Crediton, Devon, EX17 3BA

Ref: 23/01674/HOUSE

Proposal: Replace door with window on ground floor and re-positioning of window on first floor and 4 replacement windows on east elevation

Location: 63 East Street, Crediton, Devon, EX17 3BA

Ref: 24/00311/FULL

Proposal: Removal and rebuilding of chimneys

Location: The Manse, 98 High Street, Crediton, Devon

Ref: 24/00313/LBC

Proposal: Listed Building Consent for the removal and rebuilding of chimneys

Location: The Manse, 98 High Street, Crediton, Devon

Ref: 23/01853/LBC

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

Location: Congregational Church, High Street, Crediton, Devon

Ref: 24/00556/CLP

Proposal: Erection of unheated storage building, as shown in drawing A02.01 (Proposed Floor

Plan & Elevations) and Site Location Plan

Location: Conibear Brothers Ltd, Unit 1, Commercial Road Business Park.

13 - Bus shelter complaint

To receive a letter from a member of public regarding the lack of a bus shelter at Redlands Surgery and agree any actions

14 - DCC Traffic Amendment Order - TRO - Env ID 6076

To consider Devon County Council's proposal to amend Waiting Restrictions on Four Mills Lane, Crediton

15 - Allotments

To agree two members to support the Administrative Officer with allotment inspections when required

16 - MDDC Waste and Recycling Drop-in surgeries

To consider sending a representative to attend a drop-in surgery for Waste and Recycling queries

17 - Jockey Hill

To consider lobbying Devon County Council to introduce traffic management at Blagdon/Jockey Hill, following complaints after a recent serious accident

18 - Litter bins near Tarka View

To receive correspondence from a member of the public regarding litter bins near Tarka View and agree any actions

19 - Crediton Urban Taskforce [CUT!]

To receive a verbal update

20 - Britain in Bloom 2024

To receive an update on the Britain in Bloom Pennant Award and It's Your Neighbourhood (IYN) Competition

21 - Date of next meeting

To note that the date of the next meeting will be Tuesday 02 July 2024.

22 - Reports Pack

Attachments

[AI 10 - 2024-03-26 - Community Environment Committee meeting - Minutes.pdf](#)

[AI 10 - 2024-05-07 - Planning Town Strategy Minutes.pdf](#)

[AI 13 - Letter re bus shelter at Redlands.pdf](#)

[AI 14 - ENV6076 009 LNS - Four Mills Lane, Crediton \(SX8399\).pdf](#)

[AI 16 - Drop in Surgeries for Waste and Recycling Queries.pdf](#)

[AI 18 - Correspondence re litter bins.pdf](#)



Minutes of the Community & Environment Committee meeting of the Democratic Services held on Tuesday, March 26, 2024 at 19:00 in the Old Landscore School, Greenway, EX17 3LP.

Present:	Cllrs Guy Cochran, Liz Brookes-Hocking, Giles Fawcett, Joyce Harris, Natalia Letch and Paul Perriman
Apologies:	Cllrs John Downes and Georgina Stone
In Attendance:	Penni Tearle, Chair of Boniface Allotment Association 2 members of the public
Minute Taker:	Emma Anderson

MINUTES

84 WELCOME AND INTRODUCTION

Cllr Cochran opened the meeting and members introduced themselves.

85 PUBLIC QUESTION TIME

There were no members of the public present.

86 APOLOGIES

Decision: It was **resolved** to receive and accept apologies from Cllrs John Downes and Georgina Stone. (Proposed by Cllr Cochran)

87 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

- There were no declarations of interest.
- There were no requests for dispensations.

88 CLIMATE EMERGENCY

Noted.

89 ORDER OF BUSINESS

There were no amendments to the order of business.

90 CHAIR'S AND CLERK'S ANNOUNCEMENTS

There were no announcements.

Two members of the public entered the meeting at 19.02

91 COMMUNITY AND ENVIRONMENT COMMITTEE MINUTES

Decision: It was **resolved** to approve and sign the minutes from the meeting held on 23 January 2024. (Proposed by Cllr Harris)

92 ALLOTMENTS

- **To consider the following issues and agree a course of action – Vacant plots, Non-Cultivation Notices and Notices to Quit**

The Deputy Clerk advised that 3 non-cultivation notices had been issued since the last meeting.

- **To receive a verbal report on the Boniface Allotments Association AGM**

Penni Tearle provided a verbal report on the recent Boniface Allotments Association AGM. The AGM was successful and received positive feedback, particularly the guest speaker. Allotment holders discussed donating surplus produce to the Library food larder and the delivery of compost and wood chippings to allotment sites was also discussed.

- **To consider matters raised by the Boniface Allotments Association and allotment tenants and agree any actions**

None raised.

93 CREDITON URBAN TASKFORCE [CUT!]

An update on the Crediton Urban Taskforce (CUT!) was provided by Cllr N Letch. The first action day was a big success with positive engagement on social media. Additionally, the possibility of arranging a community street cleaning event was discussed, and it was agreed this could coincide with the High Street Sweep scheduled for 4th May. The Deputy Clerk agreed to contact MDDC for support, following the cleaning event in Copplestone.

Decision: It was agreed to link a community street cleaning event with the High Street Sweep scheduled for 4th May.

Task: Contact MDDC for support for the community street cleaning event. @Deputy Clerk

94 WELL PARKS HILL

An update on the grass verges and trees planted at Well Parks Hill was given with the Deputy Clerk explaining that the junctions in this area are laid out in such a way as not to create visibility splays that require cutting. It was agreed to request that the grass is cut and cleared once at the end of winter. Regarding the trees, members agreed it would be beneficial to arrange a site visit to assess which trees haven't taken.

Decision: It was agreed to request that the grass is cut and cleared once at the end of winter.

Task: Arrange a site visit to assess the trees at Well Parks Hill.

95 WAR MEMORIAL

A request received from the Royal British Legion (RBL) to decorate the War Memorial prior to D-Day celebrations was noted by members of the committee.

96 UNION ROAD TOILET BLOCK

A report on the Union Road toilet block was presented, including quotations for repair work. The Deputy Clerk explained that two other plumbers have visited the toilet this week and their recommendation was not to replace the toilet, in their opinion the toilet would not have been the cause of the flood. The Deputy Clerk explained the tap needs replacing as it is continuously dripping and had been advised on-site today that this would cost a maximum of £200. It was agreed to replace the tap at a cost of no more than £200, re-open the toilet and carry out daily checks for the first couple of weeks. Members requested a push down tap to ensure water cannot be left running.

Climate emergency considerations: Change to push down tap to prevent water being wasted.

Decision: It was **resolved** to replace the tap with a non-concussive, push down tap, at a cost of no more than £200. (Proposed by Cllr Brookes-Hocking)

Task: Instruct plumber to replace the tap. Re-open the toilet and carry out daily checks for the first couple of weeks. @Deputy Clerk

97 BRITAIN IN BLOOM 2024

The Deputy Clerk provided an update on the Britain in Bloom Pennant Award. Crediton has entered the Pennant Award and judging will take place between 1st and 26 July. The Deputy Clerk is currently seeking advice from the South West in Bloom coordinator regarding how to prepare for judging. The IYN competition was promoted on social media to encourage groups to enter. This year there are 8 entries, which include the Wildlife Area, War Memorial floral displays and Town Square displays, all planted by town council volunteers.

98 NO MOW MAY

The council considered joining the No Mow May campaign in 2024. It was discussed that the timing of the cuts would depend on weather conditions. The committee agreed, in principle, to participate in No Mow May, but the final decision would be weather-dependent.

Decision: The council agreed, in principle, to participate in No Mow May.

99 TOWN SQUARE BENCHES

A report on the arrangements for cleaning the Town Square benches was presented. The arrangements for cleaning the Town Square benches were noted and agreed upon.

Decision: It was **resolved** to approve the recommendation within the report. (Proposed by Cllr Cochran)

100 ACTION PLAN

The council discussed replacement wording for a statement in the Action Plan related to the council's response to the climate emergency. The proposed wording was agreed upon, and it was agreed to include the phrase 'and to undertake other projects as appropriate' at the end of the statement.

Decision: It was **resolved** to adopt the following wording: 'Responding to the Climate Emergency, declared by Crediton Town Council in 2019, continue to work with residents to make them aware of their environmental impact, reduce its own use of fossil fuels and to continually review policies to ensure that the council is actively committed to its declaration and to undertake other projects as appropriate.' (Proposed by Cllr Brookes-Hocking)

101 DATE OF NEXT MEETING

The date of the next meeting was confirmed as **Tuesday, 28 May 2024**. The meeting closed at 19.56.

102 PART II

Decision: It was **resolved** that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information. (Proposed by Cllr Cochran)

103 UNION ROAD TOILET BLOCK

The recommendations contained in the report were discussed and it was agreed to approve the report for full council approval.

Decision: It was **resolved** to approve the recommendations within the report, for full council approval. (Proposed by Cllr Brookes-Hocking)

104 REPORTS PACK

Signed

Dated.....



Minutes of the Planning and Town Strategy Committee meeting held on Tuesday 7 May 2024 at Old Landscore School, Greenway, EX17 3LP

Present: Cllr Liz Brookes-Hocking, Steve Huxtable, Guy Cochran, Natalia Letch & Paul Perriman

Apologies: Cllrs J Harris and G Fawssett

In Attendance: Rachel Avery (part meeting)

Minute Taker: Emily Armitage

MINUTES

- 149 WELCOME AND INTRODUCTION:** Opening of meeting by the Chair and councillor introductions

The meeting was opened 19.01 at and members introduced themselves.

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

No members of public in attendance.

- 151 APOLOGIES:** To receive and accept Town Councillor apologies

It was **resolved** to receive and accept apologies from Cllrs J Harris and G Fawssett.
(Proposed by Cllr Cochran)

- 152 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

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.

To consider any dispensation requests: None

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

Noted.

- 154 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.

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

There were no announcements.

- 156 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES:** To approve and sign the minutes of the meeting held on Tuesday 02 April 2024, as a correct record

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

- 157 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: 24/00290/FULL

Proposal: Change of use of land to secure dog walking area, erection perimeter fencing and replace existing access with timber gate.

Location: Land at NGR 282641 100229 Tinpot Lane, Landscore

It was **resolved** to recommend no objection in principle, but to seek clarification about the change of use to commercial and if the change would be permanent should the business cease to operate. Concerns were raised as to how the business would be managed, the lack of welfare facilities, disposal of dog waste as no vehicular access, control of dog numbers, loss of trees and hedge boundaries for chain link fencing and how this will visually impact the environment. (Proposed by Cllr Brookes-Hocking)

Cllr Periman abstained from voting.

Ref: 24/00642/HOUSE

Proposal: Erection of porch extension following removal of existing structures (Revised scheme)

Location: Yeo Vale, Four Mills Lane, Crediton

It was **resolved** to recommend no objection as the plans look significantly better than the previous application and the extension would not be visible from Four Mills Lane or A377. The Conservation Officer would be looking at the application. (Proposed by Cllr Huxtable)

Ref: 24/00085/FULL

Proposal: Erection of 1 dwelling

Location: The Cott, Stanbury Court, Crediton

It was **resolved** to recommend, no objection subject to proposed parking space for 3 vehicles being shown in the curtilage of the property. Amenity space is outside the boundary and there are no plans for an upstairs toilet. Members expressed concern that the accommodation plans are falling below current design requirements. (Proposed by Cllr Brookes-Hocking)

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

Ref: 23/01515/OUT

Proposal: Outline for the erection of 2 dwellings and with all matters reserved except access

Location: The Pound House, 48 Dean Street, Crediton, Devon

Ref: 24/00338/CAT

Proposal: Notification of intention to crown lift 1 Yew tree to 15m, reducing side branches by 3.5m and remove overhanging branches over garden from 1 Ash tree within a Conservation Area

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

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, Devon

Ref: 23/01832/FULL

Proposal: Installation of 14 replacement windows to Church, door to Manse and escape door and stairs to rear

Location: Congregational Church, High Street, Crediton, Devon

Ref: 24/00286/HOUSE

Proposal: Conversion of existing garage to granny flat, to include replacement of flat roof with pitched roof, erection of store and porch

Location: Trebah, Alexandra Road, Crediton, Devon

The Decisions were **noted**.

Cllr Brookes-Hocking gave a verbal update on the most popular suggestions for future development of the land raised by attendees at the event:

- Community owned parkland farm
- Sustainable housing in size and energy
- Community led social housing
- Links with education and rural green skills
- Wildlife, biodiversity and health and wellbeing
- Local energy generation
- Establish a local leadership group for local land planning and invite stakeholders and landowners

Themes on Place, People and Public Value were discussed, and the following suggestion were made:

- Retaining good land for small holdings, market garden, outdoor education and small-scale agriculture
- Local food security and supply
- Housing and accommodation needs for all sectors of the community including single people
- No support for land being used for road access but support for sustainable transport, footpaths, cycle routes and links to public transport
- Workshop spaces near railway for local employment
- Steeps slopes opportunity for biodiversity and varied environments including woodland and scrub
- Focus on future for the next generation
- Public owned land should benefit the community and surrounding area
- Access to the outdoors for community wellbeing
- Locally led housing
- Accommodation for new build school
- Consult local communities and villages for potential impact on them
- Land to be multi-functional and contributing to prosperity
- Job creation and farming
- Local builders
- Education, land management, development of biodiversity and outdoor leisure and green jobs for the future
- Opportunity to create a parkland visitor/resident destination within the town
- Local employment via provision of employment hubs and workshops
- Opportunity to extend the cycle route

Cllr Brookes-Hocking will talk to Sustainable Crediton Climate Action Group for proposals for the next steps for creating a locally led leadership group. She will also put these comments into a report. DCC will need to be contacted again for further discussions.

160.1 CYCLE PATH: To receive the report and consider the recommendations therein

It was agreed for no further action to be taken and for the cycle path lines not to be requested for repainting in the future. It was agreed that the town council should not be paying for matters relating to the highway. It was commented that the cycle path does not appear to be well used, but appreciate the parked cars are causing visibility issues for a resident living on Jockey Hill. It was suggested to ask DCC to remove bicycle signs for clarity, but that this would likely be at a cost to the town council as it is not a priority for DCC. The Town Clerk suggested advising the resident to contact their County Councillor to request double yellow lines be painted to prevent cars parking and reducing visibility going up Jockey Hill. It was noted this would be a considerable length of the road to paint, which DCC would unlikely pay for.

160.2 KERBSIDE VEGETATION: To receive the report and consider the recommendations therein

Approximately 38 meters of the footpath on the right-hand side going up Jockey Hill is covered with weeds and the pavement has disappeared as DCC have not maintained it. Cllr N Letch advised that this would not be suitable for CUT volunteers to work on as it could be dangerous. The pavement on the opposite side which also requires work would be safer. The Town Clerk commented that landowners have a duty to maintain their own boundary hedges and that the town council should complete a land registry search to write to the homeowners responsible.

161 DCC TRAFFIC AMENDMENT ORDER: To consider Devon County Council's Disabled Parking & Control of Waiting Order 36 reference 6044 [DPS:NL:DEV001/798:B]

Members questioned DCC funding this work when they have refused to consider other requests for road safety measures from the town council which would benefit the whole town. The Town Clerk advised that it is a statutory duty for DCC to carry out work requested by disabled drivers.

162 CREDITON MASTERPLAN: To receive a verbal update from the Town Clerk and to make further comments on the document

The Town Clerk gave a verbal update of the comments made to MDDC, and it was **resolved** for Cllr Huxtable and the Town Clerk to write the report to formulate a response to Full Council on 21 May.

163 37 & 50 HIGH STREET

The Administrative Officer read out the two emails of complaint received from members of public. Cllr Cochran advised that MDDC has spoken to the property/business owner and that the Conservation Officer is investigating. It was agreed to send a link to the member of public so they can object to the Conservation Officer directly.

164 DATE OF NEXT MEETING

The date of the next meeting was noted as being Tuesday 04 June.
The meeting was closed at 20.41.

165 REPORTS PACK

Signed

Dated.....

[REDACTED]

To Creditor Town Council.

I am writing to complain about, the lack of Bus shelter outside the Dr, to come back to Creditor. I have had to stand there in all weathers to get bus home.

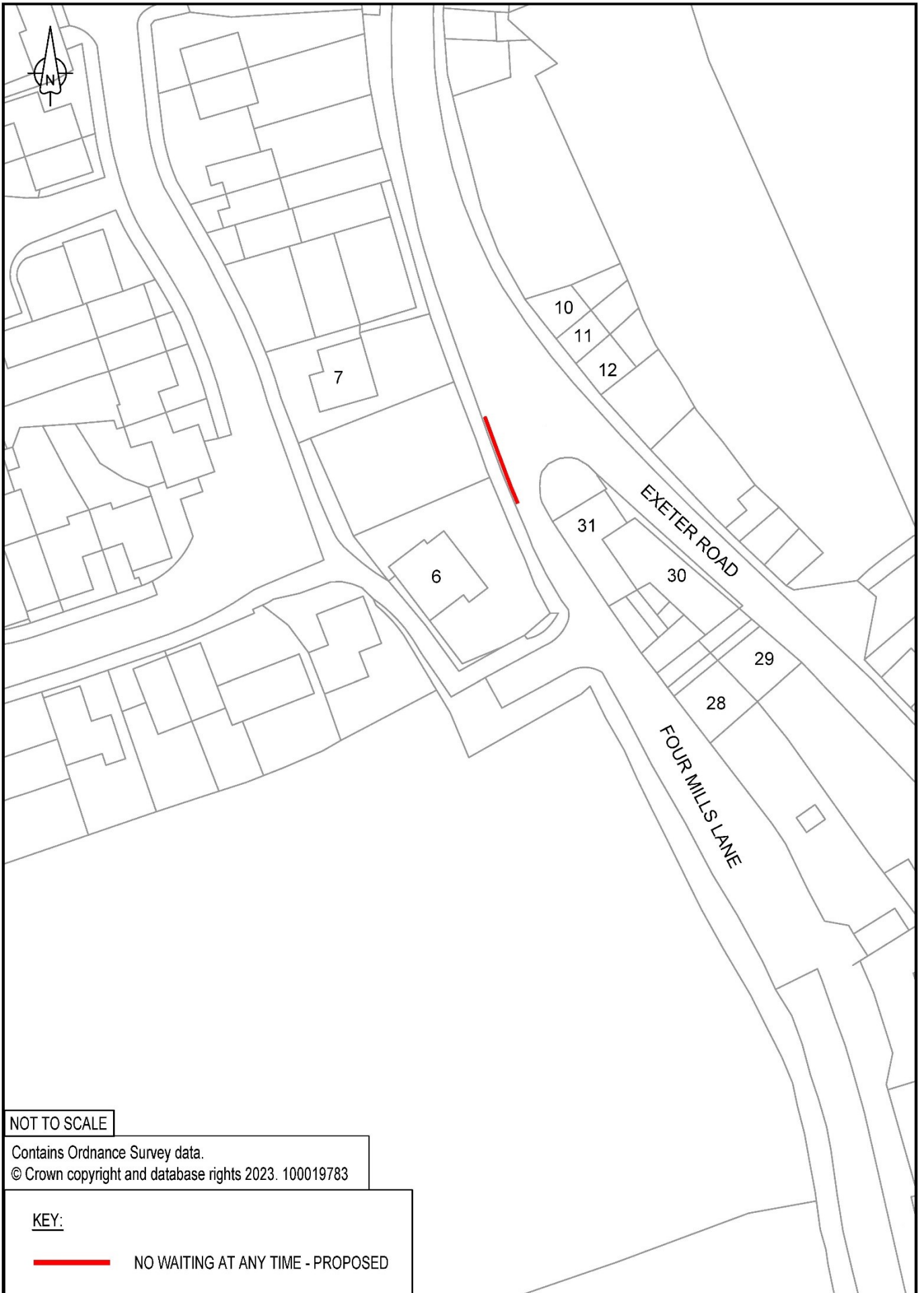
You have 3 unused Bus shelters on Top Rd. Why not move to outside the Dr.

I often see old people
waiting, & sitting the
other Buses shelter,
when a bus comes, they
are not quick enough
to stop the bus so
they miss it.

Do we have to
endure, another
wet cold winter
standing in the
Cold.

Yours faithfully

M.C.



NOT TO SCALE

Contains Ordnance Survey data.

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KEY:



NO WAITING AT ANY TIME - PROPOSED



TITLE:

FOUR MILLS LANE, CREDITON
OS REF: 283867, 099798

FIGURE No:

ENV6076/009/LNS

Drop in Surgeries for Waste and Recycling Queries

Following the elimination of side waste in February 2024, the Waste and Recycling service is running two drop in surgery sessions for District, Town and Parish representatives to raise questions and issues in relation to their respective areas. These sessions will be held between 3pm and 5pm on both Wednesday 19th June and Wednesday 26th June 2024 at our Carlu depot in Willand. Our address is Unit 3 Carlu Close, Hitchcocks Business Park, Willand EX15 3FA.

The latest collection data will be available to discuss with representatives in person and we are keen to listen and learn about current and potential challenges and issues which your area of the District may be facing. This could include challenges around collections, side waste, communal areas, enforcement issues or the need for practical guidance to be given to specific residences (or other). We are keen to hear your thoughts and ideas.

To book a 20 minute appointment please contact Darren Beer or myself [by emailing DBeer@middevon.gov.uk](mailto:DBeer@middevon.gov.uk) or MPage@middevon.gov.uk We look forward to meeting with you and discussing which practical solutions could be put into place where it is appropriate to do so.

Darren Beer, Operations Manager Street Scene
Matthew Page, Head of People, Performance and Waste

Matthew Page
Head of People, Performance and Waste

Emma Anderson

From: Emma Anderson
Sent: 29 May 2024 11:59
To: Emma Anderson
Subject: FW: New Litter Bins

From: [REDACTED]
Sent: Tuesday, May 14, 2024 2:17 PM
To: Emma Anderson <e.anderson@crediton.gov.uk>
Subject: Re: New Litter Bins

Hi Emma

[REDACTED] Just had a thought about a bin that is by the bus stop just before the roundabout at the bottom of Wellparks Hill. This bin does get emptied but with the bus stop no longer used the bin does not get used a lot. Could this bin be re-sited at the bottom of one of the slopes leading up to the Tarka Estate?

On another matter do you know whose responsible for cutting the weeds, nettles and plants back, and removing the cut waste, along the pavement from the island at the bottom of Wellparks to opposite the Shell garage. On certain parts of the pavement the gap between the edge of the pavement and the weeds etc is hardly wide enough for one person never mind two to walk along safely. Any help on who to contact would be appreciated.

Regards

[REDACTED]