



To All Credition Town Councillors

You are hereby summoned to attend a meeting of the **Community Committee**, which will be held on **Tuesday, July 2, 2024, at 19:00, at Old Landscore School, Greenway, Credition. 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

Wednesday, 26 June 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

23 - Welcome & Introduction

Opening of meeting by the Chair and councillor introductions

24 - 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)

25 - Apologies

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

26 - 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)

27 - Climate Emergency

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

28 - 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

29 - Planning and Town Strategy Committee Minutes

To approve and sign the minutes of the meeting held on 04 June 2024, as a correct record (minutes will be issued with the agenda)

30 - Chair's and Clerk's Announcements

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

31 - 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: 24/00085/FULL (change of description)

Proposal: Demolition and erection of 1 dwelling

Location: The Cott, Stanbury Court, Crediton, Devon

Ref: 24/00673/FULL

Proposal: Replacement of north section of roof to match existing slate roof and raising of ridge height

Location: Redvers House, Union Road, Crediton

Ref: 23/01196/FULL (Appeal)

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

Ref: 24/00902/FULL

Proposal: Change of use of agricultural land for use as community space, retention of structures and installation of ground mounted solar panels

Location: Land at NGR 283732 99527 Four Mills Lane, Crediton

32 - Mid Devon District Council Planning Decisions:

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

Ref: 24/00358/HOUSE

Proposal: Erection of garage and ancillary accommodation

Location: Gamlens, Exhibition Road, Crediton, Devon

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, Crediton

Ref: 24/00642/HOUSE

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

Location: Yeo Vale, Four Mills Lane, Crediton, Devon

Ref: 24/00507/FULL

Proposal: Demolition of existing garages and erection of 3 affordable dwellings and associated parking, landscaping and other minor associated works

Location: Garages and Forecourt, Churchill 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, Devon

33 - Neighbourhood Planning and future land development

To receive the report regarding the release of Earmarked Reserves to support upcoming responses to land development, and to consider recommendations therein, for approval by Full Council

34 - Bus Shelter complaint

To receive an update on the bus shelter complaint item from the last meeting and agree any action

35 - Moffats Land Allotment

To consider the estimate received in relation to the installation of a new fence at Moffats Land allotment and agree any action

36 - Barnfield Allotment

To consider the estimates received in relation to the damaged stone wall at Barnfield allotment and agree any action

37 - Town Square

To discuss Mid Devon District Council's role in the maintenance of the Town Square and agree any actions

38 - Date of next meeting

To note that the date of the next meeting will be 03 September 2024

39 - Reports Pack

Attachments (for internal use)

[AI 29 - Minutes.pdf](#)

[A1 33 - Land Use EMR Virement.docx](#)

[AI 35 - Moffats Land fence.pdf](#)

[AI 36 - Barnfield Wall.pdf](#)



Minutes of the Planning and Town Strategy Committee held on Tuesday, June 4, 2024 at 19:00 in Old Landscore School, EX17 3LP

Present:	Cllrs Liz Brookes-Hocking, Joyce Harris, Steve Huxtable, Giles Fawssett, Natalia Letch and Paul Perriman
Apologies:	Guy Cochran
In Attendance:	Cllr Frank Letch (part meeting)
Minute Taker:	Emily Armitage & Emma Anderson

MINUTES

1 ELECTION OF CHAIR FOR 2024/25

Decision: It was **resolved** to elect Cllr Brookes-Hocking as Chair. (Proposed by Cllr Huxtable)

2 ELECTION OF DEPUTY CHAIR FOR 2024/25

Decision: It was **resolved** to elect Cllr Fawssett as Deputy Chair. (Proposed by Cllr Brookes-Hocking)

3 WELCOME AND INTRODUCTION

The meeting was opened at 19.00 and Cllrs introduced themselves.

4 PUBLIC QUESTION TIME

No members of the public present.

5 APOLOGIES

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

6 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllrs N Letch and Cairney 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.

7 CLIMATE EMERGENCY

Noted.

8 ORDER OF BUSINESS

There was no requirement to change the order of business.

9 CHAIR'S AND CLERK'S ANNOUNCEMENTS

There were no announcements.

10 COMMITTEE MEETING MINUTES

Decision: It was **resolved** to approve the minutes of the Planning & Town Strategy Committee (Proposed by Cllr Fawssett)

Decision: It was **resolved** to approve the minutes of the Community & Environment Committee (Proposed by Cllr Harris)

11 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 24/00358/HOUSE

Proposal: Erection of garage and ancillary accommodation

Location: Gamlens, Exhibition Road, Crediton, Devon

Decision: It was **noted** that the application has been approved.

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

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

Ref: 24/00737/HOUSE

Proposal: Erection of single storey rear extension

Location: 9 Waresfoot Drive, Crediton, Devon

Decision: It was **resolved** to recommend no objection, however, note the loss of green space and that the porous pavements will do nothing in a heavy rain event. (Proposed by Cllr Brookes Hocking)

Ref: 24/00776/CAT

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

Location: Claremont, Searle Street, Crediton

Decision: It was **resolved** to recommend no objection subject to the Tree Officer agreeing that the tree needs to be felled due to it causing damage to the property and that the tree be replaced in a suitable location to the street scene. (Proposed by Cllr Perriman)

12 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The decisions were noted.

13 BUS SHELTER COMPLAINT

It was agreed for Cllr Perriman as representative for Friends of Crediton Station to enquire who might be the best contact at Network Rail as they are likely the landowners. Cllr Brookes-Hocking suggested to ask Full Council for approval to release funds to move the redundant shelter to the desired location at Redlands.

Decision: Cllr Perriman was assigned to inquire about the best contact at Network Rail regarding the bus shelter issue at Redlands Surgery.

Task: Follow up on Bus Shelter Issue @Paul Perriman

14 DCC TRAFFIC AMENDMENT ORDER - TRO - ENV ID 6076

Cllr Huxtable advised he has sent an email to DCC to ask the reasons for the TRO, as they have not been listed. He will speak to the local residents to enquire why this is being done. Members could not see any reason for the parking being taken away but appreciate property is being damaged by delivery vehicles due to access difficulties.

Decision: Cllrs Brookes Hocking and Huxtable were delegated responsibility to follow up on the DCC Traffic Amendment Order.

Task: Follow up on DCC Traffic Amendment Order @Steve Huxtable, Liz Brookes-Hocking

15 ALLOTMENTS

Cllrs Fawssett and Huxtable agreed to support the Administrative Officer with allotment inspections where possible.

16 MDDC WASTE AND RECYCLING DROP-IN SURGERIES

Members agreed to email the Administrative Officer with any problem areas where residents are not recycling. East Steet council flats and Baptist Chapel Court were recognised as areas of concern.

17 JOCKEY HILL

The Deputy Clerk advised that an email had been sent to Cllr Frank Letch from a local resident, regarding the serious incident at the bottom on Jockey Hill on 12 May and general speeding issues in that area. The resident requested a speed camera be installed. This request was sent to Devon County Council (DCC) and the response from DCC's Safety Team was in line with those received previously explaining that the data for Jockey Hill shows that the average speed was compliant so at present DCC would not be involved. Following this, DCC's Safety Team followed up with a second response advising that the validated data for the last five years 2018 – 2023 shows during this time there have been two. Jockey Hill does not qualify to be considered under its cluster review process, based on the number of recorded injury collisions.

Cllr Huxtable advised that DCC's data is not consistent with the evidence gathered from the local Speed Watch team, which has recorded several instances of speeding. Cllr Huxtable suggested that more Speed Watch sessions are organised on Jockey Hill, with all speeds noted and recorded in order that evidence of excess speed can be collated, and a case presented to DCC.

Decision: It was **resolved** to record and collate additional data, via Community Speed Watch sessions, and build a case to put forward to DCC. (Proposed by Cllr Huxtable).

Task: Collect Speed Watch Data on Jockey Hill @Steve Huxtable

18 LITTER BINS NEAR TARKA VIEW

Decision: It was agreed to approach Mid Devon District Council (MDDC) and request the installation of a bin at the bottom of one of the footpaths that joins Tarka View and Exeter Rd, or whether an existing bin at the Wellparks bus stop could be relocated to this position as the bus stops are no longer in use. It was agreed to assess which option would be more cost effective.

Task: Contact MDDC to request installation of a bin @Deputy Clerk

It was also requested that staff contact the Tarka View developers or management company to find out when the hedge will be cut as the footpath on Exeter Road is impassable in places.

Task: Contact Tarka View developers or management company to find out when the hedge will be cut as the footpath on Exeter Road is impassable in places. @Administrative Officer

19 CREDITON URBAN TASKFORCE [CUT!]

Cllr N Letch provided an update following a productive session around the War Memorial on 1 June. Cllr Letch expressed the need for more volunteers and planned to include a piece in the Courier encouraging residents to maintain the area outside their home if they do not have time to come along to the [CUT!] sessions. It was agreed to publicise this in the next newsletter.

20 BRITIAN IN BLOOM 2024

The Deputy Clerk advised that the Britain in Blooms judges will be visiting on 16 July and Bert will be joining them on the judging route. 9 It's Your Neighbourhood entries will be judged on the same day.

Cllr Huxtable suggested linking this to the [CUT!] publicity discussed previously and encourage residents to send in before and after photos if they tidy the areas outside their homes in readiness for the judging.

21 DATE OF NEXT MEETING

The date of the next meeting was noted as being Tuesday 02 July 2024.
The meeting was closed at 20.10.

22 REPORTS

Signed

Dated.....



CREDITON TOWN COUNCIL

Land Use Framework and associated costs

Report by: Town Clerk
To: Community Committee
Date: For consideration on 02 July 2024

Recommendation

To consider the report regarding the release of Earmarked Reserves to investigate land use for future developments sites in Credition.

1. Purpose

- 1.1 This report sets out proposals to release Earmarked Reserves, for approval by Full Council, to investigate land use for future development sites in Credition.

2. Background

- 2.1 A Cop Credition/Credition Town Council-supported Community Conversation took place on Saturday 23 March; topics included open spaces, energy, employment, housing and biodiversity.
- 2.2 Whilst development was discussed broadly, a site of interest is south of Barnfield, which was cited in the Greater Exeter Strategic (GESp) Plan (no longer being progressed) and is likely to come forward as part of the HELA process for the Mid Devon Local Plan.
- 2.3 Credition Town Council's Neighbourhood Plan, made in September 2022, will be due for review in the next 12 months, and highlights the need for appropriate land use.

3. Proposals

- 3.1 The Community Committee are requested to consider, for approval by Full Council, the release up to £5,000 from Earmarked Reserves to support the investigation of land use by appointing relevant professionals to undertake surveys and visioning work for the land south of Barnfield, to support the update of the Neighbourhood Plan and to actively respond to forthcoming consultations relating to any proposals.

4. Financial Implications

- 4.1 £5,000 would be allocated from the Localism Earmarked Reserve (totalling £30,000 as at 26/6/2024).

5. Climate Implications

- 5.1 Any investigations would support the sustainability statement of the Credition Neighbourhood Plan (Policy E3 (p.37) and Appendix 2 – Sustainability Statement (p.58)).
- 5.2 Any investigations would support Credition Town Council's commitment to the climate and to positively influence land development.

6. Conclusion

- 6.1 Investment in professional support will provide Credition Town Council with robust evidence to support consultations in the future.



Moffats Land fence report

Report by: Administrative Officer
To: Community (formerly Planning and Town Strategy) Committee
Date: For consideration on 02 July 2024

Recommendation

The Community Committee is recommended to consider the estimates received to install a new boundary fence between the allotment and the neighbouring garden.

1. Purpose

1.1 This report sets out two estimates to install a new 6ft high wooden fence.

2. Background

2.1. A report has been made of a person trespassing on the allotment, moving a tenant's property, and entering their shed. The tenant feels uncomfortable visiting their plot. A new combination padlock has been installed on the gate, but the boundary is not secure on the west side.

3. Proposals

3.1 Instruct a contractor to remove the vegetation and replace the metal fence with a taller wooden fence.

4. Financial Implications

4.1 Moffats general/scheduled maintenance £200

4.2 A recommendation would need to be made to full council for the cost to be allocated from general reserves.

4.3 The table below shows the quotations provided:

Contractor A	Contractor B
<ul style="list-style-type: none">Remove existing wire fencing and posts.Replace the section (approximately 35m with 1800mm (6ft) high timber closed board fencing. This will be secured to 100mm x 100mm posts concreted into the ground at 1800 centres.Boards will sit on top of a 150mm gravel board and topped off with a capping rail.Boundary line to be agreed.All waste to be removed from site.	<ul style="list-style-type: none">Awaiting formal quote in writing30 metre feather board/panel fencingSuggestion that volunteers could clear the site of vegetation in preparation for work commencing and waste materials burnt on site if permitted. This would save £2000.
£4,230	£6,500

*All prices above exclude VAT

5. Conclusion

- 5.1. The Town Council is responsible for the maintenance of its property and for the safety of its allotment tenants.

Emily Armitage
Administrative Officer



Barnfield Allotment damaged wall report

Report by: Administrative Officer
To: Community (formerly Planning and Town Strategy) Committee
Date: For consideration on 02 July 2024

Recommendation

The Community Committee is recommended to consider the quotations received to repair the damaged stone wall at Barnfield Allotments, following safety concerns raised by a tenant.

1. Purpose

1.1 This report sets out two estimates to repair the wall.

2. Background

2.1. Title Plans have been checked and the neighbouring property owners have also checked their deeds and ownership of the wall is not clear. The neighbouring property owners have verbally agreed to split the cost of the repairs with the town council. Advice has been given to remove the weeds growing in the wall on their side, to avoid further deterioration of the wall.

3. Proposals

3.1 To instruct a contractor to repair the worst section of the wall.

4. Financial Implications

4.1 Barnfield general/scheduled maintenance budget remaining: £95

4.2 A recommendation would need to be made to full council for the cost to be allocated from allotment EMR: £1,387 (remaining)

4.3 The table below shows the quotations provided:

Contractor A	Contractor B
<ul style="list-style-type: none">• Double skin, random rubble, local stone wall built in 2 skins and capped, all in local stone. Built, pointed in sand and cement.• Nominal area of about 1 metre square fallen away leaving a single skin and structurally less stable. Advise repairing to avoid wall degrading exponentially with same or similar stone and pointed to match existing style. Areas of wall in need of re point, insertion of helical stainless bar where cracking. Small areas of stone fallen away and loose stones. Some pointing needed on top of stones to avoid weathering.	<ul style="list-style-type: none">• Supply labour and materials for works that include: To rebuild a section of the stone wall at the above address.• Leave site tidy.

A: £1600.00	B: £862.80
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*All prices above exclude VAT

5. Conclusion

- 5.1. The Town Council has a responsibility to ensure the safety of its tenants, which includes ensuring the boundary wall is structurally sound.

Emily Armitage
Administrative Officer