



**Minutes of the Community Committee (formerly Planning & Town Strategy) held on
Tuesday, July 2, 2024 at 19:00 in the Old Lansdown School.**

Present: Cllrs Fawssett, Huxtable, N Letch, Harris, Cairney and Perriman

Apologies: Cllrs Brookes-Hocking (holiday) and Cochran (personal)

Minute Taker: Emily Armitage and Emma Anderson

MINUTES

23 WELCOME & INTRODUCTION

The meeting was opened at 19.00 and cllrs introduced themselves.

24 PUBLIC QUESTION TIME

There were no members of public present.

25 APOLOGIES

It was **resolved** to receive and accept apologies from Cllrs Brookes-Hocking and Cochran.
(Proposed by Cllr Harris)

26 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr 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.

27 CLIMATE EMERGENCY

Noted.

28 ORDER OF BUSINESS

There was no requirement to change the order of business.

29 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

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

30 CHAIR'S AND CLERK'S ANNOUNCEMENTS

The Administrative Officer advised that due to summer recess, delegated responsibility to comment on planning applications where the deadline is before the next meeting in September would be given to Cllr Brookes-Hocking and the Town Clerk.

31 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 24/00085/FULL (change of description)

Proposal: Demolition and erection of 1 dwelling

Location: The Cott, Stanbury Court, Crediton, Devon

Cllr Harris declared a personal interest as she is employed adjacent to the location

It was noted that the application is misleading as suggests parking space is for three cars but is in fact storage for three bicycles as there is no vehicular access. Also, that the bicycle and bin storage is outside the curtilage of the property. It was agreed no further comments were needed.

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

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

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

It was agreed that comments should be the same as previously made to MDDC on 13 October 2023, although it was noted that the hedge had not been removed it was a mass of overgrown weeds.

- Judging from the photographs the height of the play equipment appeared that if someone were using it, they would be able to see into the neighbouring garden.

- Judging from the photographs there was a hedge along the north boundary of the site

which has been removed, contrary to policy EN2 of Crediton Neighbourhood Plan (CNP) 2.1. and no replacement has been included on the site contrary to policy EN2.4.

- Given that the proposal is for a garden, there is a lack of consideration to increase biodiversity for the development contrary to CNP policy EN2.3.

It was also noted that residents had objected due to the applicant's fence being attached to the back of their garages causing access issues, and members agreed this should be addressed.

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

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

32 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The Decisions were **noted**.

33 NEIGHBOURHOOD PLANNING AND FUTURE LAND DEVELOPMENT

The report was received.

It was **resolved** to accept the proposal to release £5,000 of Earmarked Reserves to investigate land use for future developments sites in Crediton. (Proposed by Cllr Harris)

34 BUS SHELTER COMPLAINT

The Deputy Clerk advised she had spoken to the Neighbourhood Highways Officer in the last two weeks, and he had confirmed DCC would be installing a bus shelter in the location requested by members of public. There was no timeframe given for the work to be completed as there had been reports of issues with drainage, but that officers would monitor the situation and get written confirmation of the work being proposed.

35 MOFFATS LAND ALLOTMENT

The report was considered.

It was **resolved** to get further information from a solicitor on boundary ownership before a decision could be made. (Proposed by Cllr Huxtable)

36 BARNFIELD ALLOTMENT

The report was considered.

It was **resolved** to accept the estimate from contractor B for £862.80. (Proposed by Cllr N Letch). It was agreed for the Administrative Officer to seek written confirmation from the neighbouring property that they are happy with the estimate and that they will share the cost of the repair work.

37 TOWN SQUARE

The Deputy Clerk advised she has spoken to MDDC and established there is currently no schedule for weed clearing on the town square. It was **resolved** to accept MDDC’s proposal to attend quarterly to maintain the town square, but for the town council to monitor the situation and advise them if more sessions are required. (Proposed by Cllr Harris)

38 DATE OF NEXT MEETING

The date of the next meeting was noted as being Tuesday 3 September.
The meeting was closed at 19.48.

39 REPORTS PACK

Signed

Dated.....