



To All Credition Town Councillors

You are hereby summoned to attend a **Community Committee meeting**, which will be held on **Tuesday, May 6, 2025**, at **19:00**, at **The Bungalow, 8 North Street, EX17 2BT**

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, 30 April 2025**

---

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**

### **207 - Welcome and Introduction**

Opening of meeting by the Chair and member introductions

### **208 - Public Question Time**

To receive questions from members of the public relevant to the work of the council (a maximum of 15 minutes is allowed for this item; verbal questions should not exceed 3 minutes)

### **209 - Apologies**

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

### **210 - 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)

### **211 - Climate Emergency**

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

### **212 - 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

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

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

### **214 - Community Committee Minutes**

To approve and sign the minutes of the meeting held on **01 April 2025**, as a correct record (minutes will be issued with the agenda)

### **215 - 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:

[25/00461/CAT | Notification of intention to dismantle 1 Ash tree; dismantle 1 Leyland to ground level; reduce the crown and height of 1 Magnolia by 1-2m; dismantle 1 tree \(T4\) to ground level; re-pollard 1 Larch tree; reduce the crown and height of 1 Norway Spruce by 3m; thin and reduce 1 Apple tree by 20%; prune upper branches of 1 Apple tree; dismantle 1 Ash tree to ground level and reduce 1 Savine Juniper to approximately 2.5m within the Conservation Area | Chantry Care Services 46 Dean Street Crediton Devon EX17 3EN](#)

[25/00401/FULL | Erection of building enclosure over area of existing Garden Centre | Mole Avon Country Stores Joseph Locke Way Crediton Devon EX17 3FD](#)

[25/00486/CAT | Notification of intention to fell 1 Conifer Tree within the Conservation Area | 6B Courtis Gardens Crediton Devon EX17 3BQ \(revised location address\)](#)

[25/00432/LBC | Listed Building Consent for the installation of gas meter and associated pipe work | Flat 20 High Street Crediton Devon EX17 3AH](#)

[24/01827/FULL | Change of use of part of first floor showroom to cafe, alterations to the buildings fenestrations, creation of roof terrace and eformation of new parking areas and access road following demolition of existing cutting shed buildings | Eakers DIY Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES](#)

[25/00581/LBC | Listed Building Consent for the removal of gypsum plaster and replace with lath and plaster in attic room, replace foam insulation and plasterboard and replace with wood fibre insulation in ground floor reception, remove gypsum plaster to reception walls and replace with lime plaster, gypsum plaster to a sealed up former doorway and decoration, fitting of flood gate to front elevation entrance door, fitting of glass screen in front low and dangerous first floor staircase balustrade | Manor Office 6 North Street Crediton Devon EX17 2BT](#)

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

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

Ref: 25/00102/HOUSE

Proposal: Erection of side and rear extension, installation of dormer window for loft conversion and removal of existing garage

Location: Shongweni, Buller Road, Crediton, Devon

Ref: 25/00200/HOUSE

Proposal: Erection of single storey rear extension and side porch

Location: Windfall, Threshers, Crediton, Devon

Ref: 25/00023/LBC

Proposal: Listed Building Consent for conversion of vacant coffee shop to laundromat and community warm space, to include the installation of electricity and gas connections, alterations to internal layout and installation of cover over front door

Location: THPB Ltd, 6 High Street, Crediton, Devon

Ref: 25/00017/FULL

Proposal: Change of use and conversion of vacant coffee shop to laundromat and community warm space (Sui Generis) and installation of cover over front door

Location: THPB Ltd, 6 High Street, Crediton, Devon

Ref: 25/00207/FULL

Proposal: Change of use of staff bungalow (Use Class C3) to residential care unit (Use Class C2) to include the provision of a covered walkway with wheelchair lift

Location: Rosemead & Kenwyn, Albert Road, Crediton, Devon

Ref: 25/00364/CAT

Proposal: Notification of intention to fell 2 Leyland Cypress trees within the Conservation Area

Location: 54 East Street, Crediton, Devon, EX17 3BA

Ref: 25/00148/FULL

Proposal: Variation of condition 2 of planning permission 23/01923/FULL (Construction and operation of a micro energy storage facility) to allow substitute plans relating to the change of design and specification of the battery box

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

Ref: 25/00307/CLP

Proposal: Certificate of Lawfulness for the proposed erection of rear dormer and installation of 3 rooflights to the front elevation

Location: 2 Spruce Park, Crediton, Devon

Ref: 25/00322/HOUSE

Proposal: Erection of an extension to garage

Location: Palm Lodge, Depp Lane, Crediton, Devon

#### **217 - Crediton Urban Taskforce**

To receive a verbal update from members of [CUT!]

#### **218 - Redvers Ramble Leaflet**

To review the Redvers Ramble leaflet as requested by members of this committee

#### **219 - Peoples Park**

To receive a verbal update on Peoples Park (Cllr Fawsett)

#### **220 - Biodiversity Policy Review**

To consider setting up a working group to discuss and propose an update to the current policy (Cllr Fawsett)

#### **221 - Barnfield Allotments**

##### **221.1 - Water leak update**

To receive a verbal update on the water leak investigation at the Barnfield allotment site

##### **221.2 - Investigate the installation of a water trough**

To receive the report and consider the recommendations therein

#### **222 - Crediton & Hamlets War Memorial**

To receive a verbal update on the request to engrave additional names on the War Memorial and agree any actions

#### **223 - Newcombes Meadow**

To discuss a complaint sent to Mid Devon District Council regarding the condition of Newcombes Meadow and agree any actions



**224 - Land South of Barnfield**

To receive a verbal update regarding the Land South of Barnfield (Cllr Brookes-Hocking)

**225 - Union Road toilet block site**

To receive a verbal update on the proposed regeneration of the Union Road toilet block site into the Park House (Cllr Brookes-Hocking)

**226 - Date of next meeting**

To note that the date of the next meeting will be **Tuesday, 3 June 2025**

**227 - Reports Pack****Attachments**

[AI 214 - 2025-04-01 - Community Committee - Minutes.pdf](#)

[AI 218 - Redvers Ramble leaflet.pdf](#)

[AI 221.2 - Water Trough Report .pdf](#)

[AI 223 - Newcombes Meadow.pdf](#)



**Minutes of the Community Committee held on Tuesday, April 1, 2025 at 19:00  
in The Bungalow, 8 North Street, EX17 2BT.**

<b>Present:</b>	CLLrs Liz Brookes-Hocking, Giles Fawssett, Jim Cairney and Guy Cochran
<b>Apologies:</b>	CLLrs Steve Huxtable, Joyce Harris and Natalia Letch
<b>Absent:</b>	CLLr Paul Perriman
<b>In Attendance:</b>	Three members of the public
<b>Minute Taker:</b>	Emma Anderson

---

## MINUTES

### 187 WELCOME AND INTRODUCTION

The meeting was opened at 19:00 by the Chair, who welcomed everyone. Each member introduced themselves briefly.

### 188 PUBLIC QUESTION TIME

During public question time, several questions were raised by members of the public. Appendix One lists the questions submitted by one member of the public prior to the meeting. The following responses were provided:

#### *1: Funding*

The Chair confirmed that Credition Town Council (CTC) is not aware of the earmarked use for this money as it is passed to Mid Devon District Council (MDDC) to administer. The Chair outlined previous discussions that had taken place regarding the western gateway including a proposal to take a section out of St Lawrence Green to create a bus stop, which CTC objected to, as well as ideas included in CTC's Traffic & Urban Realm Study to help traffic move more smoothly, which Devon County Council (DCC) objected to.

Further investigation will be carried out into the use of this S106 money.

#### *2: Newcombes Park Paddling Pool*

We would not propose any changes without consulting the town and particularly the users of the park and paddling pool. The idea of a splash park came up when looking at more cost-effective options in terms of the ongoing water monitoring, however no decisions have been made at this stage. The paddling pool remains under the ownership of Mid Devon District Council.

### 3: Road Closures

The Committee suggested Cllr Fawssett approach DCC first as they have the overriding say as the highway authority. Subject to the response from DCC, public consultation would take place before approving any proposals.

### 4: Tesco Roundabout Lane Markings

The roundabout is under a Section 278 agreement, due to the permanent alterations made to the highway. Within this agreement the First Owner is responsible for the maintenance, the First Owner being Tesco. Discussions are currently taking place between DCC and Tesco regarding responsibility for the ongoing maintenance under this specific agreement. DCC inspect the roundabout monthly and do not consider it to be a safety defect. If DCC deemed it a safety defect, they would report this to Tesco.

### 5: Buses at St Lawrence Green and the High Street

CTC will contact the bus companies to discuss the long wait times and report back with the findings.

A second member of the public asked the following questions:

#### 1: Will the paddling pool open?

The Chair confirmed we have assurances that the paddling pool will open.

#### 2: What is holding up the installation of the portrait of King Charles?

The Chair explained that the portrait would be put up once a more suitable building was available, which would be very soon.

#### 3: What do members feel about the Heart's Project proposal to put a theatre on the site of the Union Street toilets?

The Chair expressed enthusiasm for the venture and its potential to inject a new facility into the town.

The final member of the public asked the following questions:

#### 1: Referring to the application for a premises licence for Crediton United AFC, has the Council actively sought the views of local residents or is the Council relying on comments put into the MDDC planning portal?

The Chair explained that the Council had not actively sought the views of local residents. Residents often advise the town council if they have concerns and these would be considered, otherwise residents would need to submit comments to Mid Devon District Council themselves.

#### 2: Crediton Library CCTV - Is it with the same supplier and, if it is, what guarantees have we got that it's actually going to work?

The Deputy Clerk confirmed the CCTV maintenance contract is now held with a different supplier and they would be carrying out the installation.

**189 APOLOGIES**

It was **resolved** to receive and accept apologies from Cllrs S Huxtable, N Letch and J Harris.  
(Proposed by Cllr Brookes-Hocking)

**190 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

None.

**191 CLIMATE EMERGENCY**

It was noted that all decisions would be made with the climate emergency at the forefront of decision and policy making.

**192 ORDER OF BUSINESS**

The Chair decided not to adjust the order of agenda items, stating that the current sequence would be maintained to accommodate all participants effectively.

**193 CHAIR'S AND CLERK'S ANNOUNCEMENTS**

None.

**194 COMMUNITY COMMITTEE MINUTES**

**Decision:** It was **resolved** to approve the minutes of the Community Committee meeting held on 04 March 2025. (Proposed by Cllr Cochran)

**195 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:**

The committee reviewed several planning applications from Mid Devon District Council.

25/00322/HOUSE | Erection of an extension to garage | Palm Lodge Deep Lane Crediton Devon EX17 2BY

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

25/00148/FULL | Variation of condition 2 of planning permission 23/01923/FULL (Construction and operation of a micro energy storage facility) to allow substitute plans relating to the change of design and specification of the battery box | Land at NGR 282446 100921 (Playing Field) Avranches Avenue Crediton Devon

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Cairney)

It was noted that this application would be discussed by MDDC's Planning Committee on 9 April.

25/00364/CAT | Notification of intention to fell 2 Leyland Cypress trees within the Conservation Area | 54 East Street Crediton Devon EX17 3BA

**Decision:** It was **resolved** to recommend NO OBJECTION, subject to the Tree Officer's recommendations, with a condition included to plant a suitable replacement tree. (Proposed by Cllr Brookes-Hocking)

25/00371/HOUSE | Erection of single storey rear extension following removal of existing conservatory | 9 Meadow Gardens Crediton Devon EX17 1EJ

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Cochran)

25/00397/FULL | Installation of replacement refrigeration plant and gas coolers | Morrisons Mill Street Crediton Devon EX17 1EY

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Cochran)

25/00382/FULL | Change of use from highway to car park | Land at NGR 283208 100428 Car Park Market Street Crediton Devon

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

25/00418/FULL | Installation of 3 vehicle wash bays | Mole Avon Country Stores Joseph Locke Way Crediton Devon

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

**Task:** Submit planning comments to Mid Devon District Council. *@Emily Armitage*

#### 196 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The committee noted the planning decisions made by Mid Devon District Council.

#### 197 CREDITON URBAN TASKFORCE

A verbal update was provided by the Deputy Clerk. The next action day is taking place on Saturday, 12 April. The planned location is Western Road however the vegetation may have been cut back by DCC already, in which case the location will be changed to Jockey Hill. This will be confirmed and notice sent out of the new location as soon as possible.

#### 198 PEOPLES PARK

Cllr Fawssett provided a verbal update on Peoples Park, highlighting the recent tree planting and progress on the new grass cutting plans. Cllr Fawssett thanked neighbours for their assistance in watering the new trees and the committee expressed appreciation for the efforts and the positive developments in the park.

#### 199 PREMISES LICENCE

**Decision:** It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

**Task:** Submit comments to Mid Devon District Council. *@Emily Armitage*

#### 200 CREDITON LIBRARY CCTV

The committee received a report and discussed the recommendations therein.

**Decision:** It was **resolved** to approve the recommendations regarding installation of CCTV at the rear of Crediton Library and a contribution towards electricity costs. (Proposed by Cllr Brookes-Hocking)

**Task:** Proceed with CCTV installation at Crediton Library *@Emma Anderson*

**201 GRASS VERGE CUTTING**

The committee received a report on Devon County Council's grass verge cutting scheme.

**Decision:** It was **resolved** to continue with the current cutting arrangements and review the scheme prior to the 2026-27 cutting season. (Proposed by Cllr Brookes-Hocking)

**Task:** Review grass cutting maps prior to 2026-27 cutting season @Emma Anderson

**202 BARNFIELD ALLOTMENTS**

The Deputy Clerk provided a verbal update on the investigation of the water leak at the Barnfield allotment site. The initial investigation identified the leak in a section of footpath. Once ownership has been established, repair work can begin.

**203 CREDITON & HAMLETS WAR MEMORIAL**

A verbal update was provided on the request to engrave additional names on the War Memorial. The committee is awaiting a list of names from the Royal British Legion. The process of obtaining quotes and planning the inscriptions was discussed. The committee also considered ways to communicate the project to the public and ensure comprehensive research.

**Decision:** It was agreed to obtaining quotes for the stone and inscription once a list of names is received.

**Task:** Obtain quotes for the addition to the War Memorial once the list from the Royal British Legion is received. @Emma Anderson

**204 LAND SOUTH OF BARNFIELD**

Cllr Brookes-Hocking provided an update. The Community Conversation on the Land South of Barnfield was very well-attended. The notes gathered at the event are currently being typed up and will be formed into a document summarising the progression. The next step involves seeing how local views can be fed into the Local Plan at this early stage. The Chair advised that MDDC's Director of Place has offered to come to Crediton, which will provide an opportunity to discuss the progression of the Local Plan and the potential involvement of the community in shaping development proposals.

**205 DATE OF NEXT MEETING**

The date of the next meeting will be **Tuesday, 06 May 2025**. Meeting closed at 19:48.

**206 REPORTS PACK**

Signed .....

Dated.....

# REDVERS RAMBLE & other walks

Showing public  
transport access!\*

*Enjoy Crediton's  
footpaths and take  
a step towards a  
healthier lifestyle!*





# 1 REDVERS RAMBLE

Distance: Approx. 4 km (2.5 miles)  
Shorter route: Approx. 2.6 km (1.6 miles)

Start point accessible via all No.5 bus routes & Dartline service 369.

Beside the Signal Box take Four Mills Lane for approx. 50 metres then take the footpath on the left.

Follow the Redvers Ramble Waymarkers along this gentle incline, passing a copper beech tree and a line of old oaks, until you reach a four-way Footpath Junction.

(For a SHORTER ROUTE follow the DCC Waymarkers LEFT to cross the railway line with care. At the next junction turn LEFT and follow the Redvers Ramble Waymarkers to return to the Signal Box.)

Continue ahead to a tarmacked road. Turn LEFT and ahead is a footpath which passes Yeolands House. Proceed AHEAD and at the next gate turn LEFT. Follow the path along the ridge and descend the steep slope (SOUTH) Breakheart to cross the railway line with care.

After the cottages follow the Signpost LEFT and continue AHEAD. You will pass a footpath junction on your left. (This is the junction for the shorter route.)

Follow the signs AHEAD to a tarmacked road, and then LEFT to return to the Signal Box.

Can be muddy in wet weather

MODERATE one steep slope



© Crown copyright and database rights 2016 OS 100050695

# 3 CREDITON - SHOBROOKE

Distance: Approx. 5.1 km (3.2 miles) (there & back)

Northern Gate accessible by Dartline 347, 679 & 870.

With the Leisure Centre car park to the right take the footpath AHEAD (NORTH-WEST).

Cross the River Creedy and continue AHEAD to a tarmacked road. Turn LEFT and after approx. 330 metres follow the Signpost RIGHT into Shobrooke Park.

There are Rights of Way towards the northern and southern boundaries of the park which are open at all times. Additionally, there is Permissive Access in the two fields which the southern Right of Way passes through.

EASY level throughout



© Crown copyright and database rights 2016 OS 100050695

# TINPOT

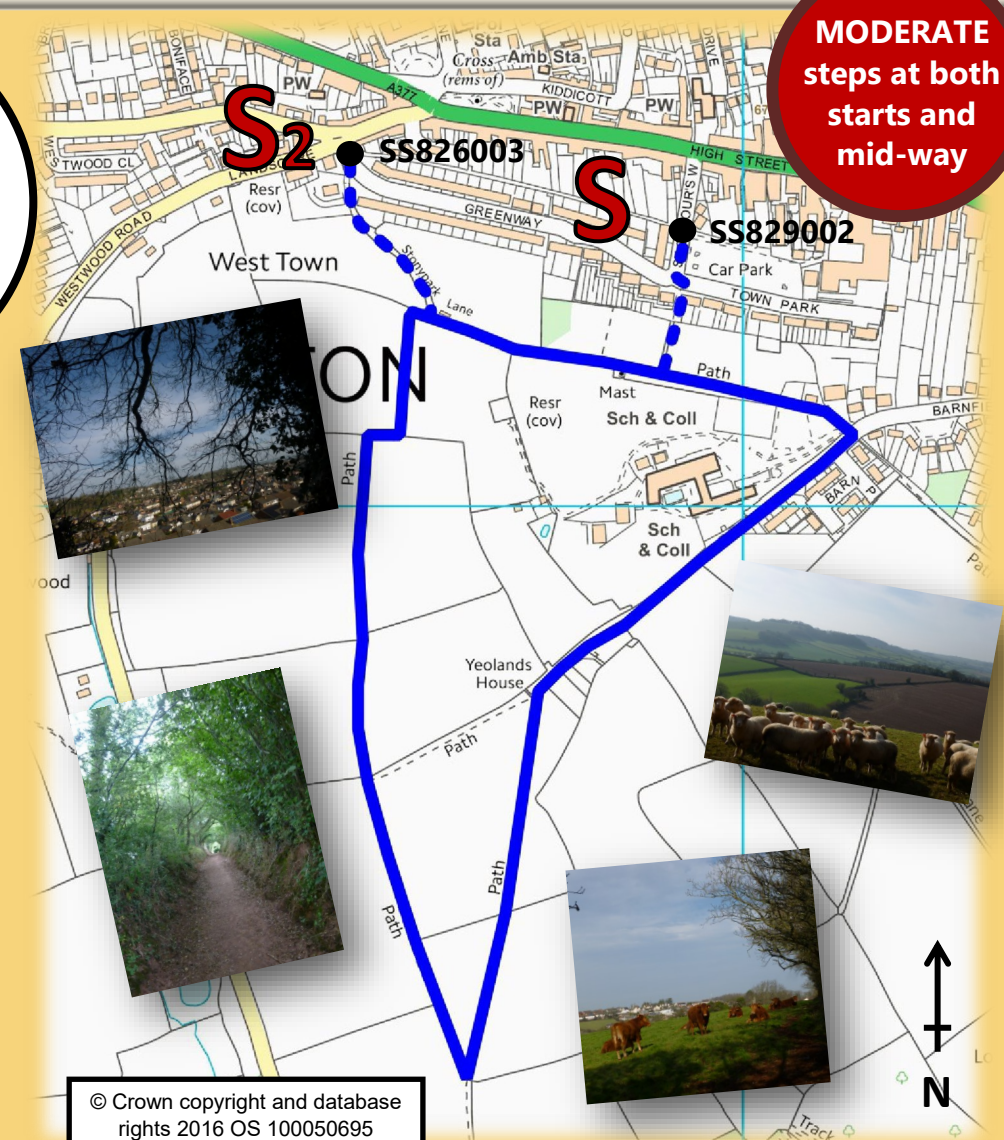
Distance: Approx. 2.3 km (1.4 miles) (Start 1)  
Approx. 2.4 km (1.5 miles) (Start 2)

Start point accessible via all No.5 bus routes & Dartline Service 369.

Ascend the steps from St. Saviours Way (S1) or Landscore (S2) and turn LEFT for a few hundred metres. At the tarmacked road turn RIGHT to join a footpath ahead leading to Yeolands House.

Turn immediately LEFT (SOUTH) to cross two fields diagonally. At the second gate turn RIGHT. Continue along the ridge NORTH passing the first footpath turning right. Continue until the footpath ahead turns RIGHT. Ascend the steps and follow the path until on the LEFT there are steps down to the two start points.

S Start of walks



© Crown copyright and database rights 2016 OS 100050695

MODERATE steps at both starts and mid-way



# Welcome to the Historic Market Town of Crediton

Crediton is a historic market town in the rural county of Devon, located approximately 7 miles north-west of the city of Exeter.

Crediton is home to 32 footpaths stretching across rural fields, as well as urban footways. So whether you want to enjoy the countryside or some of Crediton's landmarks, there is a walk for you!

This leaflet contains five routes which we hope will encourage you to enjoy everything Crediton, and the surrounding areas, has to offer. They vary in length and difficulty so there is something



Whilst visiting Crediton you can also enjoy the magnificent Church of the Holy Cross, where the memorial and grave of General Sir Redvers Buller can be seen, as well as the town's War Memorial, St Boniface the Patron Saint of Devon's Statue and Millennium Cross.



If you are looking for open spaces, there are several parks to enjoy. In particular Peoples Park and Newcombes Meadow provide substantial green space perfect for a picnic or an afternoon of sports.



After your walk, why not pay a visit to the variety of shops, cafes and restaurants in Crediton? You can find a range of independent retailers or have a sit down for a well-earned coffee at one of the local cafes.



## 4 CREDITON - DOWNES GOLF COURSE

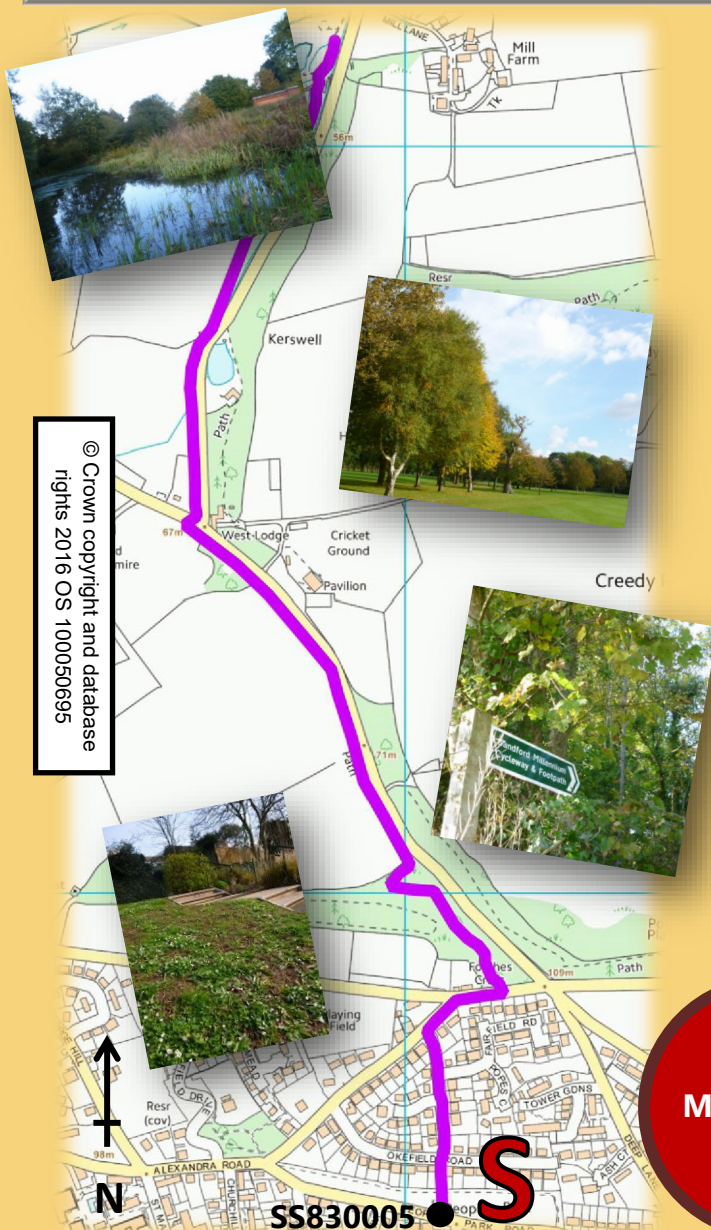
Distance: Approx. 4.7 km (2.9 miles)

Follow Downeshead Lane to a Signposted RIGHT turn. Follow the Waymarkers to the A377 and turn LEFT for approx. 525 metres to a level stone bridge (Downes Bridge - Grid Reference SX852993). Cross the wide verge and road at this point to a Signpost with kissing gate indicating a footpath ahead (SOUTH).

Follow the Waymarkers crossing the River Yeo, the railway line, and immediately on to a Golf Course fairway. Follow the Waymarkers (SOUTH) to Hookway Down Wood and descend the steps to a tarmacked road and turn RIGHT. After approx. 225 metres follow the Signpost indicating RIGHT. Follow the Waymarkers to pass the lake on your left and after approx. 400 metres on your right cross the River Yeo and continue NORTH-WESTERLY to the rear of Crediton Railway Station.

Cross the lines and immediately turn LEFT into Four Mills Lane. At the junction with the A377 turn LEFT, then pass a left turn and find a safe place to cross into Mill Street to return to the start point.

Start point & Downes Bridge accessible via all No.5 buses and Dartline 369 service.



## 5 CREDITON - SANDFORD LAKE

Distance: Approx. 3.9 km (2.4 miles) (there & back)

Ascend the steps from the Peoples Park Scout & Guide Memorial Garden and follow the tarmacked road ahead (NORTH) to a T-junction. Turn RIGHT and RIGHT again (WEST).

Shortly on the LEFT is a Signpost "Sandford Millennium Cycleway and Footpath". This is a Permissive Path which may sometimes be closed. Follow this path (NORTH) for approx. 820 metres to cross a minor road. Continue ahead for approx. 700 metres to the lakeside.

There is public access throughout the green and all around the lake.

MODERATE

Millennium Footpath accessible via Dartline services 369 & 679.



As you enjoy Crediton's footpaths,  
please observe the **Countryside Code**:

- Follow the waymarkers
- Leave the gates as you find them
- Take your litter home
- Keep your dogs under control
- Pick up dog mess
- Consider other people

View this leaflet online at [www.crediton.gov.uk](http://www.crediton.gov.uk)



This leaflet has been produced by Crediton Town Council with the support of grants from Devon County Council under the Parish Paths Partnership Scheme (P3)

In the event of FLOODING, please take special care.

Please take care at the level crossings and on the Golf Course.

These routes are not suitable for those with limited ability, nor tramper vehicles/pushchairs.

### ***Report a problem***

*Please report any problems to Crediton Town Council  
by emailing [townclerk@crediton.gov.uk](mailto:townclerk@crediton.gov.uk)*

OR

*Devon County Council using the online reporting system <https://new.devon.gov.uk/roadsandtransport/report-a-problem/>*

For more information on footpaths within the town please contact us:

Tel: 01363 773717

Email: [townclerk@crediton.gov.uk](mailto:townclerk@crediton.gov.uk)

Council Offices, 8 North Street, Crediton, EX17 2BT



\*Information provided was correct at the time of printing



## Water trough at Barnfield Allotment

**Report by:** Administrative Officer  
**To:** Community Committee  
**Date:** For consideration on 06 May 2025

### **Recommendation**

The Community Committee is recommended to consider investigating the installation of a water trough on plot B7 at Barnfield Allotment, following the tenant's eviction, making plot B7 redundant.

#### **1. Purpose**

- 1.1 This report sets out to investigate the possibility of installing a water trough for tenant's use making access to water easier.

#### **2. Background**

- 2.1. Plot B7 is small, measuring 54sqm and generates a minimal annual income. The Boniface Allotment Association (BAA) has advised it is the only practical location for a water trough due to the need for vehicular access.
- 2.2. The tenant has failed to abide by the rules stipulated in the Tenancy Agreement, triggering a Notice-Quit being sent this month, following two previous Non-Cultivation Notices in the last two years.
- 2.3. There has been a request from plot holders to install a water trough at Barnfield Allotment in line with Exhibition Road Allotment.

#### **3. Proposals**

- 3.1 Make plot B7 redundant on 27 May 2025 when the current tenant's 4 weeks' notice expires.
- 3.2 Investigate whether there are sufficient funds to allow a water trough to be installed.

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

- 4.1 The annual loss of income from the removal of plot B7 would be £16.69, based on the current price per sqm. This would rise to £17.77 based on the annual 5% increase for September 2025.

#### **5. Conclusion**

- 5.1. The installation of a water trough would bring the Barnfield site in line with facilities available at Exhibition Road and would negate plot holders having to queue for water. It would also eliminate the requirement for a BAA member to remove taps and shut off the water supply over winter.

Hello

Please find below a copy of a complaint sent today to Mid Devon District Council about Newcombes Meadow. I have included you in this email as a potentially interested party, some under the Bcc option. Some Councillors will purposefully get this twice as they represent MDDC and Crediton Town Council, so should have seen the complaint when sent to MDDC.

Newcombes Meadow has become a horticultural wasteland. It is not my desire to shame any particular staff member at MDDC although I do hope MDDC take this issue seriously and ensure urgent changes are made.

There has been talk for some years about Crediton Town Council taking over Newcombes Meadow, I do not know what the current situation is, I broadly support the idea. If it is going to happen, I would hope that the costly issues facing the park are dealt with by MDDC first, i.e. it is brought back to being in a fit state.

I do not know how long it will take MDDC to properly respond to my complaint.



---

**From:** [Redacted]  
**Sent:** 13 April 2025 22:05  
**To:** customerservices@middevon.gov.uk <customerservices@middevon.gov.uk>  
**Cc:** jcairney@middevon.gov.uk <jcairney@middevon.gov.uk>; jdownes@middevon.gov.uk <jdownes@middevon.gov.uk>; gcochran@middevon.gov.uk <gcochran@middevon.gov.uk>  
**Subject:** Complaint about Newcombes Meadow, Crediton

Dear Mid Devon District Council

I am raising a complaint about unnecessary pruning of a tree in Newcombes Meadow, Crediton and other aspects of the park. Please see the attached pictures.

On the 5 March 2025 I walked through the park and noticed that a small tree by the Bowling Club had been pruned, the only way to describe it is butchered. None of the cuts come close to being horticulturally correct. This tree is a *Sorbus devoniensis*, Devon whitebeam and it was a good specimen.

I subsequently requested and received from MDDC a copy of the planting plan for Newcombes Meadow, where it is only marked as *Sorbus* sp. There was no information as to where it came from or when it was planted.

*Sorbus devoniensis* is a species endemic to the British Isles, mostly found in north Devon. The nearest native plants are at Morchard Bishop. This poor plant is doomed.

The pruning is horrifically bad and unnecessary. Under no circumstances should this tree have been pruned in the way it has been. It is galling to then notice that the very branches

that should have been pruned off, i.e. those damaged and with jagged stumps have been left.

The result of this pruning is complete disfigurement of the tree. The regrowth will be strong and will result in a mass of growth and an unattractive tree, likely to have issues at the joints in the future. It has lost all shape. It will take years of careful pruning to bring it back to looking anything like a decent tree.

I need to add that the standard of horticulture in the park is disgusting. The Jubilee Garden has lost all resemblance of what it was, all due to poor maintenance and unnecessary pruning, which is also the case in other parts of the park.

What I have witnessed in recent years has left me shaking my head in despair. A few years ago the four magnificent *Carpinus betulus*, hornbeam, in the Jubilee Garden were felled while the misshapen *Acer* trees, maples, were left, even though the variegated parts were being over grown by non-variegated branches.

Recent events have brought the situation to a head. As well as the pruning mentioned above, there are other events that show how bad things are.

In storm Darragh in early December 2024, one of the small trees in the Jubilee Garden was ripped apart, the trunk snapped a few feet above ground level and was turned upside down. It is still there.

In early August 2024 a branch broke off the *Platanus*, plane tree, near the toilet block, it is still there.

Recent repairs to the path to widen it in parts have been done in a shoddy haphazard way and the resultant waste dumped in the boundary bank of Priory Cottage rather than being removed from site.

I have already had reason to complain about the Cherry Laurel hedge on the Church Street side, extra to that is the non-pruning of the northern most section which has been allowed to grow up through the cables, putting them at risk. Over the whole length brambles are an issue, growing into the road and rarely cut back and never removed at source, the worse part being around the public entrance in Church Street.

No one seem to want to brush the paths, particularly important around the entrances due to the slippage risk.

The planting of the latest batch of trees so late in the season, of what is a very dry spring, leaves me wondering when or if any watering will take place. As with other tree planting that has occurred in the park there seems to have been no thought to the spread of the trees and encroachment onto neighbouring properties. All the neighbours have the right to remove encroaching branches, no matter how badly they do it.

It is clear that MDDC does not currently act as a responsible neighbour in regard trees growing beyond the boundary of the park.

There needs to be immediate action to stop the rot and repair the park and to stop the unnecessary pruning.

Yours sincerely

A solid black rectangular box used to redact a signature.

BSc Environmental Science  
OND Amenity Horticulture