



CREDITON TOWN COUNCIL

Manor Office, 6 North Street

Credition

Devon

EX17 2BT

Telephone: 01363 773717

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To All Credition Town Councillors

You are hereby summoned to attend a **Full Council meeting**, which will be held on **Tuesday, 2 December 2025**, at **18.30**, at **Credition Library, Belle Parade, Credition**.

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, 27 November 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

2025/318 - Welcome and Introduction

Opening of meeting by the Chair and member introductions

2025/319 - Exeter City Council LGR Presentation

To receive a presentation from Leader of Exeter City Council Philip Bialyk regarding Local Government Reorganisation

2025/320 - 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)

2025/321 - Apologies

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

2025/322 - Declarations of Interest and Requests for Dispensations

2025/322.1 - To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda

2025/322.2 - To consider any dispensation requests (requests should be made to the Town Clerk prior to the meeting)

2025/323 - 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

2025/324 - Chair's and Clerk's Announcements

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

2025/325 - Town Council Minutes

To approve and sign the minutes of the meeting held on **18 November 2025**, as a correct record (minutes will be issued with the agenda)

2025/326 - 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:

[25/01503/ADVERT | Advertisement Consent for the installation of Pulse Smart Hub with integrated digital screens at 3 locations within Crediton | Pavement Adjacent to The Wellparks Farm Complex, Exeter Road \(A377\), Crediton EX17 3PJ; Pavement Adjacent to 32 High Street \(A377\), Crediton EX17 3AJ; Section of Grass Verge Adjacent to Lidl, Exhibition Road \(A3072\), Crediton EX17 1EP \(extension requested\)](#)

[25/01501/FULL | Installation of Pulse Smart Hub with integrated digital screens at 3 locations within Crediton | Pavement Adjacent to The Wellparks Farm Complex, Exeter Road \(A377\), Crediton EX17 3PJ; Pavement Adjacent to 32 High Street \(A377\), Crediton EX17 3AJ; Section of Grass Verge Adjacent to Lidl, Exhibition Road \(A3072\), Crediton EX17 1EP](#)

[25/01426/HOUSE | Erection of attached summer house | 4 Downes Close Crediton Devon EX17 3FP](#)

[25/01635/ADVERT | Advertisement Consent to display 3 non-illuminated sponsorship signs | Roundabout at NGR 284388 101056 Exhibition Road/Tiverton Road Crediton Devon](#)

[25/01636/ADVERT | Advertisement Consent to display 4 non-illuminated sponsorship signs | Roundabout at NGR 284544 99564 Wellparks/Joseph Locke Way Crediton Devon](#)

2025/327 - Mid Devon District Council Planning Decisions

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

Ref: 25/00936/LBC

Proposal: Listed Building Consent for conversion of garage to bedroom and associated works

Location: Farthings, Belle Parade, Crediton, Devon

Ref: 25/01368/CAT

Proposal: Notification of intention to remove one alder tree within a conservation area

Location: Haywards County Primary School, East Street, Crediton, Devon

Ref: 25/01405/CAT

Proposal: Notification of intention to remove evergreen tree within the conservation area

Location: Winswood, Spinney Park Road, Crediton, Devon

Ref: 25/01421/CAT

Proposal: Notification of intention to reduce the crown of 1 Birch tree by 3m, fell 1 Leylandii Cypress to ground level and reduce the height of 1 Leylandii Cypress within the Conservation Area

Location: Ravensworth, Peoples Park Road, Crediton, Devon

2025/328 - Crediton Urban Taskforce [CUT!]

To receive the report and note the contents therein

2025/329 - Crediton Food Festival Trade Waste

To receive the report regarding trade waste services at Crediton Food Festival 2025 and agree a course of action

2025/330 - Budget Virements

To receive the report regarding budget virements and to approve the recommendations therein

2025/331 - Ear Marked Reserves

To receive the report regarding Ear Marked Reserves and to approve the recommendations therein

2025/332 - S106 Allocation

To agree to send letters regarding the allocation and use of S106 funding to MDDC and Mel Stride MP

2025/333 - Town Entrance Signs

To receive the report and note the contents therein

2025/334 - Redlands Bus Stop

To receive the report and note the contents therein

2025/335 - Fox Hunt

To receive the report from Cllr Backhouse and agree any further actions

2025/336 - Date of next meeting

To note that the date of the next meeting will be **Tuesday 16 December 2025**

2025/337 - Reports Pack**Attachments (for internal use only)**

[AI 325 - 2025-11-18 - Full Council Minutes.pdf](#)

[AI 328 - CUT Report.docx](#)

[AI 329 - CFF food waste report.docx](#)

[AI 330 - BR Virement report.docx](#)

[AI 331 - OLS EMR report.docx](#)

[AI 332 - MDDC CAALC S106.docx](#)

[AI 332 - MP CAALC S106.docx](#)

[AI 333 - Town Entrance Signs.docx](#)

[AI 334 - Bus Stop Report.docx](#)

[AI 335 - Fox Hunt Report.docx](#)



**Minutes of the Full Council meeting held on Tuesday, November 18, 2025 at 19:30 in
Crediton Library, Belle Parade, Crediton.**

Present:	Cllrs Steve Huxtable, Guy Cochran, Jim Cairney, John Downes, Joyce Harris, Rachel Backhouse and Paul Perriman
Apologies:	Cllrs Natalia Letch, Liz Brookes-Hocking, Giles Fawcett and Vix Frisby
In Attendance:	Tim Bland, Events and Town Centre Officer 3 members of the public
Minute Taker:	Rachel Avery, Town Clerk

MINUTES

2025/300 PRESENTATION FROM NORTH DEVON LINE RAIL PROMOTION GROUP

The meeting commenced with a presentation from the North Devon Line Rail Promotion Group. An overview of the group's objectives and recent activities, with the group having rebranded to focus more on passenger services and community engagement, moving away from rail heritage. They conducted a soft relaunch last November and have been increasing engagement with various parties, aiming to diversify their committee membership to include younger voices.

Several key issues, including the capacity constraints of the current two-carriage trains, the need for better connections at Exeter, and the importance of improving rural community access to rail services. The group has been involved in increasing service frequencies since 1997, but the infrastructure is now struggling to cope with demand. They are advocating for tweaks to the existing timetable, long-term investment in the line, and enhancements to resilience, such as addressing tree maintenance on embankments.

The presentation highlighted the significant growth in passenger numbers from Crediton, attributed partly to the Okehampton service. The group aims to work closely with the town council to identify resident needs and shape future investment. They are also looking to improve information reliability at stations and address parking capacity issues, particularly with new housing developments like Libbets Grange.

Questions from councillors focused on platform length restrictions, car parking expansion, the potential for electrification, and the feasibility of battery electric trains. It was explained that longer trains could be managed despite platform length issues, and the emphasis is currently on battery technology rather than full electrification. Car parking expansion is being explored, particularly at Eggesford, but detailed planning is required.

Cllr Cairney joined the meeting at 19.52

The presentation concluded with a discussion on the realistic prospects of reinstating the railway line to Bideford, considering the high costs and flood resilience issues. The group is focused on achievable improvements with existing infrastructure while advocating for long-term investments. The council expressed appreciation for the presentation and agreed to stay in touch regarding future steps.

2025/301 PUBLIC QUESTION TIME

A resident raised concerns about the town council's budget survey, comparing it to managed consultations seen in Budapest, which are designed to lead respondents to specific answers. The resident felt the survey framed the precept in a way that justified an increase rather than presenting neutral choices. The resident questioned who drafted and approved the survey and why other councillors were not involved in its oversight.

The Chair responded, stating that the survey questions were devised by the town clerk and the Chair to gauge public opinion. The Chair acknowledged the resident's concerns and promised to review the survey's wording to ensure it allows residents to express their opinions freely. The Chair confirmed that no other councillors were involved in drafting the survey.

Another resident questioned the minutes of the previous meeting, noting that Councillor Backhouse had raised concerns about the timeliness of minute preparation. The resident asked why the minutes were not ready for review as assured. The Chair did not provide a specific answer but promised to look into the matter.

The final question concerned the attendance of council staff at the meeting and whether it was on a paid or voluntary basis. The Chair promised to provide an answer.

2025/302 APOLOGIES

Decision: It was **resolved** to receive and accept apologies from Cllrs Letch, Brookes-Hocking, Fawssett and Frisby (personal). (Proposed by Cllr Huxtable) accepted by the council.

2025/303 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

2025/303.1 TO RECEIVE DECLARATIONS OF PERSONAL INTEREST AND DISCLOSABLE PECUNIARY INTERESTS (DPI'S) IN RESPECT OF ITEMS ON THIS AGENDA

There were no declarations of personal interest or disclosable pecuniary interests.

2025/303.2 TO CONSIDER ANY DISPENSATION REQUESTS (REQUESTS SHOULD BE MADE TO THE TOWN CLERK PRIOR TO THE MEETING)

No dispensation requests were received prior to the meeting.

2025/304 ORDER OF BUSINESS

There were no changes to the order of business.

2025/305 CHAIR'S AND CLERK'S ANNOUNCEMENTS

There were no announcements.

2025/306 TOWN COUNCIL MINUTES

Decision: It was **resolved** to approve the minutes of the meeting held on Tuesday 04 November 2025, as a correct record. (Proposed by Cllr Harris)

2025/307 DISTRICT AND COUNTY COUNCILLOR REPORTS

No written reports from District and County Councillors had been received. The council decided to carry forward this item to the next meeting to allow for written reports to be submitted.

2025/308 REPORTS FROM OUTSIDE BODIES

Hayward's Educational Foundation: Cllr Cairney advised that the foundation has appointed two new trustees.

Crediton United Charities: Cllr Harris attended meeting but could not report much due to confidentiality.

Devon Association of Local Councils: In Cllr Brookes-Hocking's absence, it was noted that there are regular meetings to discuss local government reorganisation.

Crediton Twinning Association: Cllr Huxtable advised that plans for 2026 are on hold due to upcoming elections in France.

Boniface Link Association: Cllrs Harris and Huxtable advised on recent activities including a croquet event and BBQ. The association is planning future events.

Sustainable Crediton: Cllr Backhouse advised that the group is actively supporting the Boniface Trail.

Boniface Trail Association: Cllr Cairney advised that a meeting with Devon County Council is scheduled to discuss feasibility and funding.

Crediton Chamber of Commerce: Cllr Cochran advised that funding has been received for a craft workshop and an interactive book on St Boniface. Discussions with traders regarding the Christmas lights will continue.

Okehampton Rail Forum: Cllr Cairney advised that the forum's success has led to the need for platform expansion due to increased passenger demand.

2025/309 FINANCE**2025/309.1 TO RECEIVE AND APPROVE TRANSACTIONS BETWEEN 01 OCTOBER AND 31 OCTOBER 2025**

An outstanding action regarding Bang Bang Boxing was noted following the October meeting, with transactions related to this organisation being clarified.

Decision: It was **resolved** to **approve** transactions between 01 October and 31 October 2025. (Proposed by Cllr Harris)

2025/309.2 TO RECEIVE AND APPROVE THE BANK RECONCILIATION TO 31 OCTOBER 2025

Decision: It was **resolved** to **approve** the bank reconciliation to 31st August 2025. (Proposed by Cllr Cochran)

2025/309.3 TO NOTE BANK BALANCES TO 31 OCTOBER 2025

Decision: The bank balances as of 31 October 2025 were **noted**.

2025/309.4 TO NOTE YEAR TO DATE SPEND

A request was made to alternate line colours in the spreadsheet to improve readability.

Decision: The year-to-date spend was **noted**.

2025/309.5 TO NOTE EARMARKED RESERVES BALANCES

Decision: The Earmarked Reserves balances were **noted**.

2025/310 EAR MARKED RESERVES VIREMENTS

Decision: The report regarding Ear Marked Reserves Virements was received and the recommendations therein were **approved**. (Proposed by Cllr Harris)

2025/311 CCLA TRANSFER

Decision: It was **resolved** to **approve** the transfer of £100,000.00 from the Co-op account to the CCLA was approved.

2025/312 POLICY REVIEW

The following policies were reviewed:

Accessibility Statement:

The document had been updated to include the name at the top, the address for website access issues, and the date of the website review, which was 1st November, with a compliance rate of 71%. Further review of the website was required, particularly regarding PDFs, which are not easily read.

Decision: It was **resolved** to **approve** the Accessibility Statement. (Proposed by Cllr Cochran)

Privacy Notice:

The Privacy Notice changes were minimal, mainly the name and address at the top and an update to the notice date.

Decision: It was **resolved** to **approve** the Privacy Notice. (Proposed by Cllr Cochran)

Code of Conduct:

There were no amendments.

Decision: It was **resolved** to **approve** the Code of Conduct. (Proposed by Cllr Cochran)

Co-Option Policy:

Changes changes were minimal, mainly the name and address at the top and an update to the policy date.

Decision: It was **resolved** to **approve** the Code of Conduct. (Proposed by Cllr Harris)

Discretions Policy:

The Discretion Policy had a different formant (which was a policy proposed by Peninsula Pensions) but had no amendments to the content.

Decision: It was **resolved** to **approve** the Discretions Policy. (Proposed by Cllr Harris)

Investment Strategy:

The Investment Strategy had several changes, including the name and address at the top, indentation issues, and references to the Council Affairs Committee, which no longer exists. The strategy now states that the full council will determine the maximum periods and approve recommendations from the responsible finance officer. Ethical considerations were debated and agreed to be carefully worded in the investment criteria.

Decision: It was **resolved** to **approve** the Investment Strategy with the additional wording relating to ethical considerations. (Proposed by Cllr Backhouse)

2025/313 MID DEVON DISTRICT COUNCIL COMMUNITY SAFETY

discuss the report regarding Mid Devon District Council's Community Safety provision was noted. The Town Clerk clarified the acronym PSPO, which stands for Public Space Protection Order. The report was noted, and the council expressed encouragement about the collaboration with MDDC. The provision aims to enhance community safety and the council looks forward to working together on this initiative.

2025/314 DATE OF NEXT MEETING

It was noted that the date of the next meeting will be Tuesday, 02 December 2025.

2025/315 PART II

Decision: It was resolved to approve the exclusion of the public and press were from the meeting under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960. (Proposed by Cllr Huxtable)

2025/316 MANOR OFFICE

The council received and **noted** the report regarding Manor Office.

2025/317 REPORTS PACK

Signed

Dated.....



CREDITON TOWN COUNCIL

[CUT!] Report
(for noting only)

Report by: Cllr Huxtable
To: Full Council
Date: For consideration on 2 December 2025

CUT was out on Saturday 8 November with plans to make sure the War Memorial was appropriately spick and span in readiness for the Remembrance Services.

It is a delight to report that Turning Tides had already been there and had done a fantastic job leaving CUT with little to do!

Undeterred though, CUT started tackling Union Terrace clearing a build-up of soil and weeds from the base of the wall.

Two councillors, Rachel and Tim, were joined by an army cadet who well and truly got involved and hopefully enjoyed the experience as well as a hot chocolate.

On Saturday 13 December we will be at George Hill from 10.00 – 12.00. Do come along and join us.



CREDITON TOWN COUNCIL

Trade Waste Report

Report by: Deputy Clerk
To: Full Council
Date: For consideration on 2 December 2025

Recommendation

Full Council is requested to consider the invoice received from Mid Devon District Council (MDDC) for trade waste services at Crediton Food Festival (CFF) 2025 and agree how to proceed.

1. Purpose

- 1.1 This report provides information on the trade waste services provided by MDDC at CFF 2025, associated issues on the day and final bill received.

2. Background

- 2.1 MDDC supplied the trade waste wheelie bins for CFF 2025. However, unlike previous years, the bins were not delivered the Friday before and were also not onsite on Saturday morning, the day of the event.
- 2.2 Cllr Stanford spent over an hour trying to contact MDDC on the morning of the event and was diverted from his assigned duties in order to do this. The Deputy Clerk was also unable to complete allocated tasks as the priority became trying to obtain any spare wheelie bins from traders in order that we had something available for the event.
- 2.3 Although the time was not recorded, it is estimated that the bins were not delivered until closer to midday, with the event opening at 10.00 am.
- 2.4 MDDC has requested full payment for this service with the following response: "While I acknowledge there was a short delay in the delivery of the bins, the agreed service was provided in full. The containers were delivered on the day of the event, and all waste was collected and disposed of as arranged."
- 2.5 For information the contract wording written by MDDC is as follows:
"To provide all bins, deliver, collect and disposal of all associated waste for event at EX17 2BT. Delivery of bins to start from Friday 11:07:25 and all to be in place by 12.07.25 and removing of all bins and waste Monday 14:07:25"

3. Proposals

- 3.1 To consider whether the council accepts the response from MDDC and agrees to pay the full amount of £523.

4. Financial Implications

- 4.1. There is £900 outstanding in the CFF budget.

5. Climate Implications

- 5.1 There are no climate implications.

6. Conclusion

- 6.1 Full Council is requested to consider the above information to ensure transparency in the spending of public money and considering the service provided.



CREDITON TOWN COUNCIL

Business Rates Virement Report

Report by: Deputy Clerk
To: Full Council
Date: For consideration on 2 December 2025

Recommendation

Full Council is requested to consider and approve a virement of funds to cover Manor Office business rates.

1. Purpose

- 1.1 This report provides a recommendation to approve a virement of funds, as specified below.

2. Background

- 2.1 It was approved at the previous Full Council meeting to use funds remaining in the OLS business rates budget to cover the Manor Office business rates bill.
- 2.2 MDDC have since updated the business rates bill, with a slight increase to £2,126.56 therefore the proposed virement must be amended to reflect the £11.62 increase.

3. Proposals

- 3.1 To approve a transfer of £544.06 from the OLS business rates budget to cover the business rates bill for Manor Office.

4. Financial Implications

- 4.1. There is £1,030.00 remaining in the OLS business rates budget.

5. Climate Implications

- 5.1 There are no climate implications.

6. Conclusion

- 6.1 Full Council is requested to approve the proposals to ensure that the financial management of all transactions are transparent.



OLS Earmarked Reserves Report

Report by: Deputy Clerk
To: Full Council
Date: For consideration on 2 December 2025

Recommendation

Full Council is requested to retrospectively approve spending from the Old Landscore School (OLS) Earmarked Reserve (EMR).

1. Purpose

1.1 This report provides a recommendation to approve spending from the OLS EMR.

2. Background

- 2.1 On 21 November 2023, Full Council resolved to instruct Vivian Architecture to carry out initial drawings for OLS at a cost of £1,950. The report did not explicitly state that the cost would be allocated from the OLS EMR. The final bill was also slightly higher, costing £2,000.
- 2.2 Following the initial concept drawings, several amendments were discussed by the Oversight Committee on 11 June 2024. The redesign cost £600 and this was completed in April 2025.

3. Proposals

- 3.1 To retrospectively approve spending £2,600 from the OLS EMR to cover the initial drawings and redesign for OLS.

4. Financial Implications

- 4.1. There is £26,000.00 remaining in the OLS EMR (EMR 344).

5. Climate Implications

- 5.1 There are no climate implications.

6. Conclusion

- 6.1 Full Council is requested to approve the proposal to ensure transparency in the management and spending of earmarked reserves.



MDDC

Sent by email on 18 November 2025

Dear

Request for review of Mid Devon District Council's Section 106 arrangements

The Credition Area Association of Local Councils (CAALC) are writing to request that Mid Devon District Council (MDDC) consider a request to review their current arrangements around allocation, processes and distribution of Section 106 (S106) funds. This letter provide an overview of the current position regarding S106 obligations under the Town and Country Planning Act 1990, and to highlight key challenges faced by local councils in their implementation. CAALC wishes to propose recommendations for improving the process to better serve our communities.

Overview of S106 Obligations

S106 agreements are legally binding planning obligations designed to make development proposals acceptable in planning terms. These agreements, typically between local authorities and developers, can include both financial and non-financial contributions to mitigate the impact of development on local infrastructure and communities.

Common areas funded through S106 contributions in Mid Devon include:

- Affordable Housing
- Education
- Healthcare (Primary Care)
- Highways and Transport Infrastructure
- Public Open Space
- Community Facilities
- Flood Risk Mitigation
- Ecology and Climate Change Measures

Public Open Space Requirements

Under Policy S5 of the Mid Devon Local Plan, developments of 11 or more dwellings in Tiverton, Cullompton, and Credition (or 6 or more elsewhere) must provide public open space on-site or contribute financially towards:

- Play Space
- Amenity/Natural Green Space



- Allotments
- Parks, Sports, and Recreation Grounds
- Teenage facilities.

Funds must meet the Community Infrastructure Levy (CIL) Regulation 122 tests:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind.

Challenges Identified by Town and Parish Councils

The following challenges are regularly faced by town parish councils:

- Delays – Significant time gaps between project identification and fund release often result in outdated priorities
- Limited Consultation – Councils have minimal input during allocation stages
- Restricted Use – Funds are often too prescriptive, preventing investment in broader community assets
- Insufficient Funding – Allocations rarely cover full project costs, leaving funding gaps
- Inequitable Distribution – Only the host parish benefits, despite wider community impact.
- Complex Application Process – Excessive administrative requirements hinder timely use of funds.

Recommendations for Improvement

CAALC proposes the following measures to enhance the effectiveness of s106 obligations:

- Deferred Project Selection – Allow councils to identify projects closer to the time of fund release
- Greater Flexibility – Broaden eligible uses to include community assets and safety improvements
- Fairer Distribution – Allocate contributions from large developments across all affected parishes
- Simplified Processes – Streamline application and reporting requirements.

Additionally, we recommend that MDDC consider adopting a Community Infrastructure Levy (CIL) to provide a more equitable and transparent funding mechanism for infrastructure improvements.

Whilst CAALC acknowledges that Local Government Reorganisation is complex, time-consuming, and resource-intensive, we urge MDDC to review these recommendations and work towards amending S106 obligations to better reflect the needs of our communities; ensuring that development contributes positively and sustainably to local infrastructure and quality of life.



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Thank you for your attention to this matter. We look forward to your support in taking these proposals forward.

Yours sincerely

Guy Cochran
Chair of CAALC



Mel Stride MP

Sent by email on 18 November 2025

Dear Mel Stride MP

Request for Review of Mid Devon District Council's Section 106 Arrangements

I am writing on behalf of the Credition Area Association of Local Councils (CAALC) to seek your support in addressing concerns regarding the current arrangements for the allocation, processes, and distribution of Section 106 (S106) funds within Mid Devon District Council (MDDC).

S106 agreements, established under the Town and Country Planning Act 1990, are intended to mitigate the impact of development by securing contributions—financial and non-financial—for local infrastructure and community facilities. While these obligations are vital for sustainable development, local councils in Mid Devon face significant challenges in their implementation.

The following key issues have been identified by CAALC:

- Delays: Extended gaps between project identification and fund release often render priorities outdated
- Limited Consultation: Town and parish councils have minimal input during allocation stages
- Restricted Use: Prescriptive conditions prevent investment in broader community assets
- Insufficient Funding: Allocations rarely cover full project costs, leaving funding gaps
- Inequitable Distribution: Benefits are often confined to the host parish despite wider community impact
- Complex Processes: Administrative burdens hinder timely and effective use of funds.

CAALC would like you to consider supporting the following measures to improve fairness and efficiency:

- Deferred Project Selection: Allow town and parish councils to identify projects closer to fund release
- Greater Flexibility: Broaden eligible uses to include community assets and safety improvements
- Fairer Distribution: Share contributions from large developments across all affected parishes
- Simplified Processes: Streamline application and reporting requirements.



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Additionally, we urge consideration of adopting a Community Infrastructure Levy (CIL) to provide a more equitable and transparent funding mechanism for infrastructure improvements.

These issues impact the ability of town and parish councils to deliver essential facilities and services that residents expect from development contributions. We believe your advocacy can help ensure that planning obligations genuinely serve community needs and reflect principles of fairness and sustainability.

We would welcome the opportunity to discuss these concerns further and explore how you might raise this matter with Mid Devon District Council and, where appropriate, at a national level.

Thank you for your attention and continued support for our communities.

Yours sincerely

Guy Cochran
Chair of CAALC



Town Entrance Signs Report (for noting only)

Report by: Deputy Clerk
To: Full Council
Date: For consideration on 2 December 2025

A complaint was raised with Devon County Council (DCC) on 11 November due to the lack of progress in relation to the installation of the new town entrance signs.

25 July 2025: Instruction sent to DCC Neighbourhood Highways Officer (NHO) to proceed with ordering the new entrance signs

6 August 2025: Email chaser sent to NHO

9 September 2025: In-person follow-up with NHO

9 October 2025: Both an in-person and email follow-up with NHO

21 October 2025: Email from M Group received (following on online contact form submitted by Deputy Clerk) stated that NHO had confirmed the order was in the system but it had not yet been released to M Group so they couldn't give any more information at this stage

3 November 2025: Follow-up email from M Group confirmed the order had still not reached them and must still be sat with DCC

Following the complaint, a response was received from DCC's Deputy Director of Highways & Infrastructure Development who confirmed that the orders for the signs have now been completed and are with the contractor. They advised that the NHO will keep the town council informed of the programme for installation.



Redlands Bus Stop Report

(for noting only)

Report by: Deputy Clerk
To: Full Council
Date: For consideration on 2 December 2025

The following update has been received from Devon County Council's (DCC) Transport Co-ordination Officer regarding the installation of a bus stop by Redlands:

The road is owned by Tesco and they are in the process of making it good to meet DCC's requirements. We have heard the work will now take place next year and it is quite extensive, meaning it will be acceptable to become Highways Maintainable at Public Expense (HMPE). The bus stops near, and opposite Redlands fall into the same zone, so we would hope we can include the bus stop hard standing and a crossing point to the doctors as part of this.



CREDITON TOWN COUNCIL

Fox Hunting Report

Report by: Cllr Backhouse
To: Full Council
Date: For consideration on 2 December 2025

1. Background

- 1.1 On 11 November 2025, Tiverton Town Council passed a motion stating that the Boxing Day Hunt is “not welcome” in the town. During the debate, Tiverton councillors noted that they cannot legally prevent the meet, as it takes place on land the Town Council does not own, so the motion was therefore symbolic. The decision has attracted national attention, including a supportive comment from conservationist Chris Packham. Following this, some Crediton residents have asked whether Crediton Town Council intends to make a similar statement.

2. Proposals

- 2.1 Crediton Town Council is invited to consider making a short statement acknowledging and supporting Tiverton Town Council’s position, including the following words:

Crediton Town Council supports Tiverton Town Council’s stance on fox hunting and recognises the call for greater scrutiny of hunt-related gatherings. We will continue to listen to residents, monitor developments, and reflect community values.