



**Minutes of the Full Council meeting held on Tuesday, March 3, 2026  
at 19:00 in Credition Library, Belle Parade, Credition.**

<b>Present:</b>	Cllrs Rachel Backhouse, Guy Cochran, Giles Fawssett, John Downes, Joyce Harris, Liz Brookes-Hocking, Natalia Letch, Paul Perriman, Vix Frisby and Tim Stanford
<b>Apologies:</b>	Cllrs Jim Cairney and Steve Huxtable
<b>In Attendance:</b>	2 members of the public
<b>Minute Taker:</b>	Emma Anderson

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## MINUTES

### 2026/440 WELCOME AND INTRODUCTION

Cllr Backhouse opened the meeting, and members introduced themselves.

### 2026/441 PUBLIC QUESTION TIME

A member of the public requested updates on the community noticeboard, the town clock, and the repair of benches in the town square. The Deputy Clerk confirmed one bench had been repaired and returned to the square, the other bench is currently inaccessible due to the storage of Christmas decorations but will be addressed soon. The noticeboard was expected to arrive soon and the delay was raised with the supplier. The town clock repair is scheduled for 18 March, contingent on the availability of a cherry picker.

*Cllr Downes joined the meeting at 19.05*

A member of the public queried what proposals the Liberal Democrats have put forward in recent years. The Chair confirmed putting forward proposals is something town councillors can consider doing. Further response was not provided as the question was not relevant to the work of the council.

The Events and Town Centre Officer was asked what developments there are on the Summer Programme. It was confirmed that things are developing, but currently commercially sensitive. Further discussion ended as this was not on the agenda.

### 2026/442 APOLOGIES

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

**2026/443 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS****2026/443.1 TO RECEIVE DECLARATIONS OF PERSONAL INTEREST AND DISCLOSABLE PECUNIARY INTERESTS (DPI'S) IN RESPECT OF ITEMS ON THIS AGENDA**

There were no declarations of interest.

**2026/443.2 TO CONSIDER ANY DISPENSATION REQUESTS (REQUESTS SHOULD BE MADE TO THE TOWN CLERK PRIOR TO THE MEETING)**

No dispensation requests had been received.

**2026/444 ORDER OF BUSINESS**

There were no changes to the order of business.

**2026/445 CHAIR'S AND CLERK'S ANNOUNCEMENTS**

There were no announcements.

**2026/446 TOWN COUNCIL MINUTES**

The minutes from two previous meetings were reviewed:

- Full Council on 03 February 2026  
Cllr Backhouse requested that minute number 2026/411, paragraph 5, be amended to read "There were some queries among councillors about the mechanics of match funding..."  
**Decision:** It was **resolved** to approve the minutes of the Full Council meeting held on Tuesday 03 February, subject to amending the sentence above. (Proposed by Cllr Harris)
- Full Council on 17 February 2026  
**Decision:** It was **resolved** to approve the minutes of the Full Council meeting held on Tuesday 17 February. (Proposed by Cllr Harris)

**2026/447 DISTRICT AND COUNTY COUNCILLOR REPORTS**

Cllr Downes submitted a written report. Following a prior meeting he had attended with Mid Devon District Council (MDDC) Cllr Downes queried whether the town council had written to MDDC committing £125,000.00 towards the paddling pool project, as Mid Devon District Council believed they had received such a commitment. It was **noted** that the paddling pool, and associated consultation, is due to be discussed at the next meeting.

**2026/448 REPORTS FROM OUTSIDE BODIES**

**Crediton United Charities:** Cllr Harris confirmed meetings are held frequently but discussions are confidential.

**Devon Association of Local Councils:** Cllr Brookes-Hocking advised attention is on Local Government Reorganisation, which will be discussed later in the agenda.

**Boniface Link Association:** Cllr Harris confirmed meetings are held frequently, discussing ideas as to how to maintain connections and organise events.

**Sustainable CREDITON:** Cllrs noted the Community Conversation due to held on 14 March 2026 at the Boniface Centre. Cllr Backhouse advised the recent Seed Share was successful.

**Boniface Trail Association:** Cllr Fawssett promoted the cycling route from CREDITON to Exeter and the positive difference this will make.

**CREDITON Chamber of Commerce:** Cllr Cochran stated that no further meetings have been arranged.

**North Devon Line Stakeholder Forum:** Cllr Cochran confirmed the AGM was due to be held on Friday and feedback would be provided at the next meeting.

## 2026/449 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS

26/00129/CAT | Notification of intention to remove 1 Eastern red cedar tree to ground level within a Conservation Area | 1 Mount Pleasant Park Street CREDITON Devon EX17 3EG

*Cllr Backhouse declared a personal interest as she knows the applicant.*

**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)

26/00167/CAT | Notification of intention to fell 2 Palm trees within a Conservation Area | Wistaria House Dental Western Road CREDITON Devon EX17 3LT

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

26/00247/FULL | Erection of external staircase to coffee shop and erection of security fencing | Eakers DIY Marsh Lane Lords Meadow Industrial Estate CREDITON Devon EX17 1ES

*Cllr Stanford declared a personal interest as he is related to the applicant.*

Cllr Brookes-Hocking raised concern about the security fencing running parallel to the public footpath.

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

26/00116/HOUSE | Erection of a single storey extensions | 1 Penton Close CREDITON Devon EX17 1BQ

Cllr Brookes-Hocking raised concern that the windows would impact the street scene.

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

26/00244/CAT | Notification of intention to reduce vertical growth of 1 Poplar by 4m, reduce upper canopy of 1 Turkey Oak by 3m, reduce crown of 1 Hornbeam by 2.5m, thin internal growth of 1 Sugar Maple by 10%, remove to ground level 1 Cypress and reduce canopy of 1 Magnolia by 1.5m in a Conservation Area | Poundsgate Pounds Hill Crediton Devon EX17 1DT

**Decision:** It was **resolved** to recommend NO OBJECTION, subject to the Tree Officer's recommendation. (Proposed by Cllr Brookes-Hocking)

26/00228/CAT | Notification of intention to pollard 1 Sycamore tree within the Conservation Area | Triangle House Pounds Hill Crediton Devon EX17 1DT

**Decision:** It was **resolved** to recommend NO OBJECTION, subject to the Tree Officer's recommendation. (Proposed by Cllr Brookes-Hocking)

26/00256/ADVERT | Advertisement Consent to display 3 internally illuminated fascia signs and 4 non-illuminated graphic signs | TESCO Joseph Locke Way Crediton Devon EX17 3FD

26/00255/FULL | Erection of a retail services kiosk | TESCO Joseph Locke Way Crediton Devon EX17 3FD

Members discussed applications 26/00255/FULL and 26/00256/ADVERT at length. Cllr Harris proposed to recommend no objection. This motion was not carried with 4 votes in favour, 5 votes against and 1 abstention.

**Decision:** It was **resolved** to OBJECT to applications 26/00255/FULL and 26/00256/ADVERT in order to protect Crediton's local economy. The proposed retail services undermine the economy of Crediton high street. Tesco does not need the proposed services to function, whereas the high street needs to keep its independent businesses. The proposed new services are already provided in town centre shops or adjacent stores.

(Proposed by Cllr Backhouse, 6 votes in favour, Cllr Cochran abstained)

26/00208/FULL | Change of use of existing warehouse buildings to a House in Multiple Occupation (Use Class C4), including a single-storey rear extension, refurbishment of two commercial units, and provision of amenity space, parking, and turning facilities | Woods Group 32 - 35 Exeter Road Crediton Devon EX17 3BP

Members discussed the application at length.

*Standing orders were suspended*

A member of the public noted that the Kings Arms has been developed well and that the Red House is managed well as multiple occupancy.

*Standing orders were reinstated*

Cllr Letch left the meeting at 20.01

**Decision:** It was **resolved** to OBJECT for the following reasons:

- Overdevelopment: the building is too small for 10 occupants, and the configuration is not suitable for residential use. The rooms are of an insufficient size to allow for adequate storage/furniture for the occupants
- No outdoor bin storage
- Unclear whether there is protected access for pedestrians across the commercial unit forecourt and parking
- Insufficient parking and unclear whether the 7 spaces are to be used by residents or commercial units
- Inadequate bike storage for the number of occupants
- The application does not include an assessment of the need for a house in multiple occupation of this type
- Insufficient outdoor amenity space for the number of occupants, including clothes drying area
- Lack of arrangements for fire safety and exterior lighting proposals
- Lack of forward-thinking regarding opportunities to generate electricity e.g. roof-mounted solar panels
- The proposed replacement of original windows is inappropriate as the development is in the conservation area and close to listed buildings

(Proposed by Cllr Brookes-Hocking, Cllr Cochran abstained)

**Task:** Submit planning comments to MDDC. @Emily Armitage

## 2026/450 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS

The Council **noted** the approval of three planning applications.

## 2026/451 PREMISES LICENCE

**Decision:** It was **resolved** to recommend APPROVAL. (Proposed by Cllr Harris)

**Task:** Submit premises licence comments to MDDC. @Emily Armitage

## 2026/452 CREDITON URBAN TASKFORCE [CUT!]

The council received a report from [CUT!], highlighting recent activities such as clearing Exeter Road and engaging with local schools. The aim of the taskforce was reiterated, to encourage residents to take pride in their streets and assist in areas where individuals are unable to manage the work themselves. The report was **noted**.

## 2026/453 YOUTH COMMITTEE

Following the resignation of Cllr Backhouse, the council discussed the need to appoint a new councillor to the Youth Committee.

**Decision:** It was **resolved** to appoint Cllr Fawssett to the Youth Committee.

(Proposed by Cllr Fawssett)

## 2026/454 GRASS VERGE CUTTING CONTRACT

There was a discussion about the potential to review grass cutting areas in future contracts, taking biodiversity benefits into consideration.

**Decision:** It was **resolved** to appoint Contractor C to carry out the grass verge cutting for 2026-27. (Proposed by Cllr Harris)

**Task:** Instruct Contractor C to carry out the grass verge cutting from 1 April 2026  
@Emma Anderson

**Task:** Review biodiversity considerations before renewing next year’s grass verge cutting contract. @Emma Anderson

**2026/455 HIGHWAYS**

Correspondence regarding road surfacing at Barnfield was received, highlighting concerns about the standard of work. The council discussed the need for a follow-up with Devon County Council and suggested that the resident who raised the issue attend the next meeting or visit the surgery on the Town Square this Saturday.

**Task:** Follow up with Devon County Council regarding the standard of road surfacing work at Barnfield. @Emma Anderson

**Task:** Inform resident of upcoming surgery on the Town Square, of which Cllr Cairney will be in attendance @Rachel Avery

**2026/456 LOCAL GOVERNMENT REORGANISATION**

The council received a report on the local government reorganisation proposals. Members were encouraged to read the detailed documents and advised of the sessions being held on Thursday, 5 March.

**Decision:** The documentation and DALC discussion sessions were **noted**.

It was **agreed** that initial responses for inclusion in a corporate response at the next meeting (Tuesday 17 March) must be submitted to the Town Clerk no later than Tuesday 10 March.

**Task:** Participate in local government reorganisation consultation sessions and submit initial responses to the Town Clerk by 10 March 2026 @All Councillors

**2026/457 DATE OF NEXT MEETING**

It was **noted** that the date of the next meeting would be Tuesday, 17 March 2026. Meeting closed at 20.30.

**2026/458 REPORTS PACK**

Signed .....

Dated.....