



**Minutes of the Community Committee meeting held on Tuesday, July 7, 2026
at 18:00 in Credition Library, Belle Parade, EX17**

Present: Cllrs Liz Brookes-Hocking, Jim Cairney, Steve Huxtable, Vix Frisby, Giles Fawssett, Joyce Harris and Tim Stanford (part meeting)

Apologies: Cllr Guy Cochran

In Attendance: 6 members of the public
1 member of the press
Steve Densham, Mid Devon District Council
Rachel Avery, Town Clerk
Tim Bland, Events & Town Centre Officer

Minute Taker: Emma Anderson

MINUTES

19 WELCOME AND INTRODUCTION

Cllr Brookes-Hocking opened the meeting and members introduced themselves.

20 PUBLIC QUESTION TIME

At the opening of public question time, the Cllr Brookes-Hocking advised that questions relating to the paddling pool would be taken at the point where the agenda item was discussed.

No other public questions were raised at this stage.

21 APOLOGIES

Decision: It was **resolved** to receive and accept apologies from Cllr Cochran (attending another meeting). (Proposed by Cllr Brookes-Hocking)
No apologies were received from Cllr Stanford, however, Cllr Stanford joined the meeting late.

22 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

22.1 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.

22.2 TO CONSIDER ANY DISPENSATION REQUESTS (REQUESTS SHOULD BE MADE TO THE TOWN CLERK PRIOR TO THE MEETING)

No dispensation requests had been received.

23 CLIMATE EMERGENCY

Members **noted** that decisions would be taken with the climate emergency at the forefront of decision and policy making.

24 ORDER OF BUSINESS

Given the substantial public interest in the paddling pool item, the Chair proposed item 32, would be taken at the end of the agenda. The Chair explained that this would allow the committee to complete the remaining business first while preserving as much time as possible for the later discussion.

Decision: It was **resolved** that item 32 would be taken after item 36. (Proposed by Cllr Brookes-Hocking)

25 CHAIR'S AND CLERK'S ANNOUNCEMENTS

There were no announcements.

26 COMMUNITY COMMITTEE MINUTES

Decision: It was **resolved to approve** the minutes of the Community Committee meeting held on 12 May 2026. (Proposed by Cllr Cairney)

27 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Members reviewed the following planning applications:

26/00745/CAT | Notification of intention to fell 2 Cypress trees (T1, T2) in a Conservation Area | 1 Hawthorn Road Crediton Devon EX17 2DF

Decision: It was **resolved** to recommend NO OBJECTION, but request that a suitable replacement is planted. (Proposed by Cllr Harris)

26/00816/LBC | Variation of conditions 3 and 4 of Listed Building Consent 22/00068/LBC (Listed Building Consent for conversion of farmhouse and buildings to 17 dwellings) to align implementation requirements with the associated planning permission | Wellparks Exeter Road Crediton Devon EX17 3PJ

Decision: It was **resolved** to OBJECT on the grounds that the planning officers made the right decision including the conditions in the original planning application. (Proposed by Cllr Brookes-Hocking)

26/00795/MOUT | Variation of condition 24(i) of planning permission 09/00244/MOUT (Mixed use development comprising full details relating to food store, petrol filling station and change of use/refurbishment of redundant Class B8 building to provide 4 residential units; and Outline proposals for family pub/restaurant, residential development (36 units), class B1a office use; Class B1c light industrial use, drainage works, highway works and landscaping (revised food store design and minor changes to car park)) to remove the requirement for the 'Bus Gate' from the approved access road linking the development to Station Approach | Land at NGR 284308 99430 (South Of Exeter Road) Station Approach Crediton Devon

Decision: It was **resolved** to OBJECT due to the lack of information relating to the impact on residents in the area, traffic calming and safe cycling. (Proposed by Cllr Brookes-Hocking, Cllr Cairney abstained)

26/00782/FULL | Change of use from unrestricted B2/B8 industrial use to an auction house (Use Class E) for in-person and online auctions | Unit 1 Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES

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

26/00839/HOUSE | Erection of single storey front extension; alterations to and recladding of existing rear store to include insertion of window; widening of existing driveway to provide additional off-street parking; and rebuilding of front boundary wall | 2 Okefield Ridge Crediton Devon EX17 2EG

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

Task: Submit planning comments to MDDC @Emily Armitage

28 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

Members **noted** the planning decisions.

29 CREDITON URBAN TASKFORCE [CUT!]

Members received and **noted** the report. Members thanked those involved and recognised the continuing work being carried out, noting the positive contribution it was making locally.

30 PEOPLES PARK

Members received and **noted** the report. Members thanked those contributing to the work in the park.

31 TOWN SQUARE BENCHES

Members discussed the benches on the square, including the cleaning and ongoing maintenance. It was agreed that replacement benches would not be purchased now, with 15 benches now available rather than the original 12, and to assess how the two heavier plastic benches are used over summer.

Decision: It was **resolved** to sand and treat the 13 wooden benches in the Autumn, at a total cost of £780. (Proposed by Cllr Brookes-Hocking)

Decision: It was **resolved** to clean the benches at a cost of £30 per clean until the end of September as required, with fortnightly cleaning set as the maximum frequency. (Proposed by Cllr Brookes-Hocking)

Decision: It was **noted** that provision for future bench expenditure should be included in the budget planning for 2027-28, including regular cleaning, maintenance and replacements.

Task: Instruct contractor to clean the town square benches and treat them in the Autumn @Emma Anderson

32 NEWCOMBES MEADOW PADDLING POOL

Agenda item taken as item 36

32.1 TO CONSIDER AND AGREE REQUIRED CONTINGENCY FUNDS FOR ANY PROPOSED WATER PLAY INSTALLATION, FOR INCLUSION IN FINANCIAL INFORMATION FOR THE PURPOSES OF THE SURVEY

Agenda item taken as item 36.1

Standing orders were suspended

Cllr Brookes-Hocking advised members of the public that Steve Densham, an officer at Mid Devon District Council (MDDC) was in attendance to answer some of the questions they may have. Amongst the discussion, members of the public presented the following questions:

- Has replacing the existing paddling pool been costed in environmental terms, including water use and the impact from removing and replacing with new materials? Cllr Brookes-Hocking confirmed these costings would be investigated, including the use of grey water.
- Is the current facility in fact meeting local needs as it is? Cllr Brookes-Hocking advised that the aim of the survey is to find out what locals want to see.
- Would a make-do-and-mend option be viable? If the existing facility could continue beyond the end of the decade, that option should be available for public consideration. Steve Densham covered this point in the statement below.
- Cllr Backhouse advised that information regarding the upgrade of Tiverton's paddling pool had been received, and it suggested that the pool in Tiverton could be repaired at a cost of £90,000. Steve Densham noted that the situation in Tiverton is not relevant to this discussion.
- The guidance referred to does not apply legally, as it does not relate to paddling pools. Steve Densham explained that the guidance is for public swimming pools, however there is no other guidance to refer to.
- Concern was also raised that the survey as drafted appeared to assume provision of a toilet block alongside any retained or renewed water play, rather than asking whether water play without a toilet should also remain an option. The committee agreed to amend the survey so that water play without a toilet would be included.

Steve Densham explained that the paddling pool was last upgraded 25-30 years ago. Current guidance refers to manual dosing checks every 2 hours and automatically dosed pools still being tested 3 times a day. The current operation in Crediton involves water testing twice daily for pH and sanitiser. He said the current water circulation rate is around 3 hours, whereas guidance refers to 10 to 45 minutes. To move the existing pool toward that standard would require increasing from 2 inlets and 2 outlets to 6 inlets and 6 outlets, and larger pipework, which could not realistically be put into the ageing concrete structure without potentially comprising its integrity.

Cllr Stanford joined the meeting at 18.52

Steve Densham also explained that any new plant would need to be brought above ground because the current below-ground plant space no longer provides a reasonable place of work. Mr Densham suggested that although the guidance is for swimming pools, MDCC are calling time on the risks associated with the current pool.

Standing orders were reinstated

Members concluded that they were not in a position to agree a contingency figure at this meeting, due to unknown costs. It was acknowledged that the Band D cost information in the survey would therefore increase once contingency and longer-term maintenance costs were known and the survey would clearly state that these costs are not currently included.

Decision: It was **resolved** that contingency funds would not be included in the survey at this stage as further information is required. (Proposed by Cllr Brookes-Hocking)

32.2 TO RECEIVE THE REPORT REGARDING THE DRAFT NEWCOMBES MEADOW WATER PLAY SURVEY, AND CONSIDER THE RECOMMENDATIONS THEREIN *Agenda item taken as item 36.2*

Cllr Brookes-Hocking proposed publishing the survey now as per the report, with the amendment to include water play without a toilet in the options.
This proposal was not carried.

Cllr Huxtable proposed delaying the issue of the survey until fuller costings, including expected life of the pump room and/or toilet and pool/splashpad, and a reworked survey structure had been completed.
This proposal was not carried.

Decision: It was **resolved** to proceed with publishing the survey on 10 July as per the report, with the amendment to include an option of water play without a toilet, while complete costings are investigated over the following month and communicated to the public when available. (Proposed by Cllr Brookes-Hocking)

Task: Amend Newcombes Meadow Water Play Survey to include an option of water play without a toilet block and publish on Friday 10 July @Emma Anderson

Task: Obtain additional information regarding contingency costs and sinking costs for the proposed water play options @Emma Anderson, Rachel Avery

33 ST LAWRENCE GREEN TELEPHONE BOX

Agenda item taken as item 32

The committee considered quotations for repainting St Lawrence Green telephone box. The discussion focused on the quality of the proposed approach rather than lowest price alone.

Decision: It was **resolved** to instruct Contractor C to repaint St Lawrence Green telephone box, with a recommendation going to Full Council to spend from EMR 368. (Proposed by Cllr Brookes-Hocking)

Task: Instruct Contractor C to repaint the telephone box at St Lawrence Green, subject to Full Council approval. @Emma Anderson

34 POSTBOX CORNER

Agenda item taken as item 33

Members discussed the report. Although it was noted that existing volunteers were content to step over the railings, members ultimately considered that a gate would be the safer and more practical option. Members also recognised the improvement made to the area and thanked Sustainable Crediton and residents involved.

Decision: It was **resolved** to instruct the contractor to make and install railings at Postbox Corner with a gate included. (Proposed by Cllr Brookes-Hocking)

Task: Instruct contractor to make and install railings around Postbox Corner flower bed @Emma Anderson

35 PLAN MID DEVON SCOPING CONSULTATION

Agenda item taken as item 34

Decision: It was **resolved** to delegate preparation of the council's corporate response to Cllrs Brookes-Hocking and Fawssett. (Proposed by Cllr Brookes-Hocking)

Task: Prepare the council's corporate response to the Plan Mid Devon scoping consultation. @Giles Fawssett, Liz Brookes-Hocking

36 ACTIVE TRAVEL

Agenda item taken as item 35

Cllr Fawssett introduced his report by linking active travel to the council's climate emergency declaration made 7 years earlier and government funding available for active travel. He argued that councillors should lead by example in a town where many journeys should be manageable locally. Cllr Huxtable offered to work with Cllr Fawssett to refine the wording and bring forward a developed proposal to present to Full Council.

Task: Cllrs Fawssett and Huxtable to work together to finalise an Active Travel proposal for presentation to Full Council. @Steve Huxtable, Giles Fawssett

37 DATE OF NEXT MEETING

It was **noted** that the date of the next meeting would be Tuesday 28 July 2026. The meeting closed at 19.08.

38 REPORTS PACK

Signed

Dated.....