



**Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 03 May at 19.00 at Old Landscore School, Greenway, Credition**

**Present:** Cllrs E Brookes-Hocking, J Harris, J Cairney, N Letch, D Ross and J Downes

**Absent:** Cllr Huxtable

**In Attendance:** Emily Armitage, Administrative Officer

**140. To receive and accept apologies**

The meeting was opened at 19.01. There were no apologies.

**141. Declarations of Interest**

Cllr Cairney and Downes declared that as members of more than one authority, any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

Cllr Downes declared that as a member of both the Credition Town Council Planning and Town Strategy Committee and Mid Devon District Council (MDDC) Planning Committee, he reserves the right to change the way in which he votes in relation to any planning application on the basis that further information may become available. Furthermore, he will not declare to Credition Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

**142. Public Question Time**

No members of the public present.

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

This was noted.

**144. Order of Business**

Cllr Brookes-Hocking changed the order of business to discuss item 16 before item 15

**145. Chairman's and Clerk's Announcements**

There were no announcements

**146. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 05 April 2022, as a correct record.** It was resolved to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 05 April 2022 as a correct record. (Proposed by Cllr Harris)

**147. 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:

Reference: 22/00633/CAT

Proposal: Notification of intention to remove 2 Palm trees within the Conservation Area

Location: The Green, St Lawrence Green, Crediton

It was **resolved** to recommend approval (Proposed by Cllr Brookes-Hocking)

Reference: 22/00700/HOUSE

Proposal: Erection of two storey side extension following removal of existing garage

Location: 6 Blagdon Close, Crediton, Devon

It was **resolved** to recommend no objection, but it was agreed to request that parking, off street bin and cycle storage is provided. It was suggested that amenities that have an impact on climate change should be given more consideration at these meetings. (Proposed by Cllr Brookes-Hocking)

Reference: 22/00608/LBC

Proposal: Listed Building Consent for the installation of rooflights

Location: 18 High Street, Crediton, Devon

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

Reference: 22/00744/CAT

Proposal: Notification of intention to fell 1 Cedar tree within the Conservation Area

Location: The Rectory, Church Street, Crediton

It was **resolved** to recommend objection on the grounds of inadequate information for removal. The tree is within a conservation area near the church and part of the street scene with no suggestion of a replacement tree being planted. (Proposed by Cllr Brookes-Hocking)

Reference: 22/00742/FULL

Proposal: Erection of boundary fence, internal fence to enclose the kindergarten area; installation of play structure and erection of a covered dining area and toilet building (Revised Scheme)

Location: Land at NGR 282011 100555 (Western Lodge) Western Road, Crediton

It was **resolved** to recommend no objection provided the posting plan is followed. (Proposed by Cllr Harris)

It was noted that the following applications had been WITHDRAWN:

Reference: 22/00463/HOUSE

Proposal: Erection of two storey side extension and single storey extension to rear

Location: 2 Tuckers Close, Crediton, Devon

Reference: 22/00142/FULL

Proposal: Erection of 5 dwellings following removal of garages

Location: Garages and Forecourt, Kiddicott, Crediton

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**148. Mid Devon District Council - Planning Decisions**

It was **resolved** to note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed. The following decisions were noted:

Reference: 22/00522/CAT

Proposal: Notification of intention to remove 3 Apple trees within the Conservation Area  
Location: Orchard House, 3 The Maltings, Crediton, Devon

Reference: 22/00368/FULL

Proposal: Erection of single storey modular building to provide pharmacy with pergola canopy and hard landscaping works  
Location: Redlands Primary Care, Joseph Locke Way, Crediton, Devon

Reference: 22/00131/PNCOU

Proposal: Prior notification for the change of use from commercial, business and service (Class E) to 1 residential dwelling (Class C3) under MA  
Location: Chiddenbrook Surgery, Threshers, Crediton, Devon

Reference: 22/00184/LBC

Proposal: Listed Building Consent for removal of cement render from rear and east gable wall, repair cob and render with lime mortar, replace exposed lintels if required, replace/recondition leadwork, replace/recondition guttering and soil pipes and repaint fascia and bargeboards  
Location: 4 Manor House Parliament Street Crediton Devon

Reference: 22/00241/LBC

Proposal: Listed Building Consent for replacement lintol; replacement of roof; replacement of timber boarding with render finish and increase in height of wall  
Location: St Breock, 1 Union Terrace, Crediton, Devon

Reference: 22/00278/NMA

Proposal: Non material amendment for 21/01717/HOUSE to allow the relocation of external door from East to South elevation and change door to East elevation to window  
Location: 9 St Saviours Way, Crediton, Devon

Reference: 22/00103/HOUSE

Proposal: Erection of two-storey extension and enlargement of existing rear dormer window  
Location: 1 Wynfrith Mews, Landscore, Crediton, Devon

Reference: 22/00231/FULL

Proposal: Erection of a gabion basket retaining wall  
Location: Moore Court High Street Crediton Devon

Reference: 22/00219/MOUT

Proposal: Removal of condition 9 of planning approval 09/00244/MOUT relating to combined heat and power unit  
Location: Tesco Stores, Limited Joseph Locke Way, Crediton, Devon



It was noted that the following applications had been REFUSED:

Reference: 21/01455/FULL

Proposal: Conversion of the Mews into a one bedroom dwelling

Location: 133 High Street, Crediton, Devon, EX17 3DT

Reference: 21/01456/LBC

Proposal: Listed Building Consent for conversion of the Mews into a one bedroom dwelling

Location: 133 High Street, Crediton, Devon, EX17 3DT

**149. To discuss the request for double yellow lines to be continued from the top of Churchill Drive following complaints from residents about parking** (this item has been requested by Cllr F Letch) The Administrative Officer advised that Cllr Letch had sent his apologies for the meeting. The area in question is past the garages on the left and close to the junction where Churchill Drive meets Alexandra Road. Cllr Letch has had a site meeting with the Highways Officer and he is in agreement the work needs to be done. It will go on the next HATOC agenda.

**150. To receive an update on the Neighbourhood plan**

Cllr Brookes-Hocking advised the plan has been to the examiner who has suggested some modifications which Mid Devon District Council will go through with the Neighbourhood Plan Steering Group. She will update the committee again at the next meeting.

**151. To report on plans for Christmas in Crediton 2022**

Cllr Brookes-Hocking reported that the Christmas in Crediton Sub-Committee have discussed making some changes to the event moving forwards, and have been considering the idea of hiring icicle lights for the high street. This would be done on a yearly basis with the cost including installation, reducing the need for volunteers.

The problems with the Christmas trees include:

- They are over their recommended lifespan of 5 years
- They are not sustainable and difficult to recycle
- They have been known to obstruct the CCTV cameras on the High Street
- They are difficult to store

Businesses can discuss with Crediton Town Council if they would prefer to use the trees/stars which they can erect themselves. Further ideas include:

- Not using the land train as it has a negative impact on climate change
- Extending the time of the parade and including lanterns
- Keeping the lighting on St Lawrence Green the same as previous years
- Possibility of lighting the big tree on Charlotte Street
- Potential to sell the current lights after a safety check
- Keeping the entertainment which is considered important for the community

Cllr Brookes-Hocking advised the next Christmas in Crediton meeting will be held on 24 May but she will check this and confirm.

**152. To report on plans for the Jubilee event 2022**

Cllr Brookes-Hocking advised details of the event as follows:

Thursday 2 June

- Town Cryer on the Town Square 1pm



- Jubilee flag making workshops for young children led by Artist and The Turning Tides Project. Refreshments provided.
- Lighting the Beacon at Beacon Park 9.30pm

Friday 3 June

- Town Band on the Town Square 2-3.30pm
- Local Care Home residents invited for a cream tea
- The public invited for tea and cake

Saturday 4 June

- Party in the Park, Newcombes Meadow with entertainment, games, circus skills, BBQ and ice cream van 11am – 3pm
- Movie in the Park, Newcombes Meadow 9.30 – 11.30pm

Sunday 5 June

- A Right Royal Boniface Bash on the Town Square 12-5pm

Cllr Brookes-Hocking added that volunteers would be needed to act as marshalls and Councillor attendance will be crucial to assist staff.

**153. To receive an update on Mid Devon District Council Community Led Housing**

There is currently no update.

**154. To discuss the Plan Mid Devon consultation and agree any actions**

The district councillor for Newton st cyres has suggested there could be some benefit from joint planning in the Crediton area. MDDC has agreed to attend a meeting to look at how/ if this could happen in the context of the new local plan and a presentation on this will be the basis of a first meeting.

**155. To receive an update on Crediton Masterplan and agree any actions**

Cllr Brookes-Hocking advised that the Crediton Masterplan is scheduled to go in front of Cabinet in the middle of June. There is still a query with surrounding the boundary which she would like to discuss with Richard Marsh, Director of Place at MDDC. She will give an update at the next meeting.

**156. To note the date of the next meeting – Tuesday 07 June 2022 at 19.00**

The date of the next meeting was noted. The meeting was closed at 19.42.

Signed.  
(Chairman)

  
A large black rectangular redaction covers the signature of the Chairman. A single vertical line extends downwards from the bottom center of the redaction.

Date: 08/06/22