



Minutes of the Full Council meeting held on Tuesday, 4 November 2025 at 19:00 at Credition Library, Belle Parade, Credition

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

MINUTES

2025/283 WELCOME AND INTRODUCTIONS

Cllr Huxtable opened the meeting and members introduced themselves.

2025/284 PUBLIC QUESTION TIME

One member of the public asked the following questions:

Question 1: Looking at the Council's own published budgets, last year around £280,000 was allocated just for running the Council - staffing, administration, and office costs. That's about 57 pence in every pound collected from residents through the precept. This year, that figure has risen to around £320,000, or roughly 63 pence in every pound, meaning nearly two-thirds of what residents pay now goes on running the Council itself. Taking into account the additional spending on legal and audit work and the debts that have been written off partly because of "officer time," it's fair to say that around a penny in every pound of this year's precept has effectively been lost to avoidable issues. Given this, how can the Council justify devoting so much of its budget to internal matters rather than to delivering visible improvements and services for the people of Credition?

Question 2: There is a public perception that the Council spends a lot of time dealing with processes and procedures rather than issues directly affecting the town itself, something which is difficult to dispute. When I looked more closely at the 43 or so published Council policies, I found that only 5 are currently up to date. Of the remainder, 15 were due for review earlier this year, 19 were due in 2024, and 3 were due in 2023. One policy has no review date at all. How has the Council allowed this to happen?

Question 3: In November 2021, Credition Town Council became the first in Devon to be awarded the Quality Gold Award for good practice in governance, community engagement, and council improvement. This is still proudly displayed on the Council's website. My understanding is that the award is valid for four years. Does the Council intend to reapply and, if so, what level of award does it realistically expect to achieve now?

ALI

The Chair advised that a written response would be submitted by the end of the next week.

2025/285 APOLOGIES

Decision: It was **resolved** to receive and accept apologies from Cllr Brookes-Hocking. (Proposed by Cllr Huxtable) It was also noted that Cllr Backhouse would need to leave the meeting at 19.30.

2025/286 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

2025/286.1 TO RECEIVE DECLARATIONS OF PERSONAL INTEREST AND DISCLOSABLE PECUNIARY INTERESTS (DPI'S) IN RESPECT OF ITEMS ON THIS AGENDA

No declarations of personal interest or disclosable pecuniary interests were made.

2025/286.2 TO CONSIDER ANY DISPENSATION REQUESTS (REQUESTS SHOULD BE MADE TO THE TOWN CLERK PRIOR TO THE MEETING)

There were no dispensation requests.

2025/287 ORDER OF BUSINESS

It was agreed to bring forward agenda item 292 and discuss this after item 290 to accommodate Cllr Backhouse leaving the meeting early. In addition, planning application 25/00850/LBC would be discussed prior to Cllr Backhouse leaving the meeting.

2025/288 CHAIR'S AND CLERK'S ANNOUNCEMENTS

This item was not discussed.

2025/289 TOWN COUNCIL MINUTES

The Chair advised members that two amendments had been made to the minutes, a grammar amendment under public question time and the inclusion of business names at minute number 2025/113.

Decision: It was **resolved** to approve the minutes of the meeting held on Tuesday, 21 October 2025, as a correct record. (Proposed by Cllr Cochran)

2025/290 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS

The following planning applications were discussed:

5/01368/CAT | Notification of intention to remove one alder tree within a Conservation Area | Haywards County Primary School East Street Crediton Devon EX17 3AX (extension requested)

Decision: It was **resolved** to recommend no objection, subject to the Tree Officer's recommendations, with a condition included to plant one or more suitable replacement trees. (Proposed by Cllr Huxtable)

25/01293/FULL | Erection of ground and first floor extensions to existing factory building to include new facade | Buckland Timber Marsh End Lords Meadow Industrial Estate Crediton Devon EX17 1DN (extension requested)

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

25/01405/CAT | Notification of intention to remove evergreen tree within the conservation area | Winswood Spinney Park Road Crediton Devon EX17 3BS (extension requested)

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 Huxtable)

25/00850/LBC | Listed Building Consent for replacement of existing slate tiles with Spanish slate tiles; replacement of roof battens; repoint chimneys and lead flashings; repair and repainting of windows, sills and repainting of front door, surrounding pillars and cast iron pipes | 4 Union Terrace Crediton Devon EX17 3DY

Decision: It was **resolved** to recommend NO OBJECTION, subject to the works being carried out in the early spring or later in the year to protect the swallows. (Proposed by Cllr Backhouse)

Cllr Backhouse left meeting at 19.23

25/01421/CAT | 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 | Ravensworth Peoples Park Road Crediton Devon EX17 2DA

Decision: It was **resolved** to recommend NO OBJECTION, subject to advice being obtained from MDDC's Tree Officer to ensure the trees are pruned in accordance with their species to reduce epicormic growth and a condition be included to plant a suitable replacement tree. (Proposed by Cllr Cochran)

25/01328/FULL | Replacement of all existing roofs with new materials | Dean View Dean Street Crediton Devon EX17 3EN (extension requested)

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

25/01458/CAT | Notification of intention to trim overhanging branch to fence line of 21 Chestnut Close of 1 Ash tree (T1) within the Conservation Area | The Beeches Old Tiverton Road Crediton Devon EX17 1EF

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

Task: Submit planning comments to MDDC. @Emily Armitage

2025/291 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS

Decision: The council **noted** the approval of several planning applications by Mid Devon District Council.

2025/292 CREDITON URBAN TASKFORCE [CUT!]

Decision: The report from [CUT!] was received and **noted**. Cllr Backhouse provided an update on recent activities, including the previous action day at George Hill and preparations for the upcoming Remembrance Service at the War Memorial. Volunteers were encouraged to participate in the tidy-up event.

2025/293 PEOPLES PARK

Decision: The report on Peoples Park was received and **noted**. Cllr Fawssett shared positive feedback about the park's maintenance and recent activities,

including the planting of new trees and bulbs. The contributions of local families, particularly the Snow family, were acknowledged. Cllr Fawssett also drew attention to the *It's Your Neighbourhood* certificate recently awarded to the Peoples Park Wildlife Garden, where they were presented Level 5: Outstanding.

2025/294 QUANTIFIED TREE RISK ASSESSMENT

The Council considered the quotations for recommended tree works on all town council land following the Quantified Tree Risk Assessment.

Decision: It was **resolved** to instruct Contractor A to carry out the recommended tree works. (Proposed by Cllr Letch)

Decision: It was **resolved** to allocate £800 from the Tree Works EMR to cover the costs. (Proposed by Cllr Huxtable)

Task: Submit notice to Mid Devon District Council regarding planned tree works in conservation areas before proceeding. @Emma Anderson

Task: Instruct Contractor A to carry out tree works identified in the Quantified Tree Risk Assessment report. @Emma Anderson

2025/295 INSURANCE 2025/26

Decision: The Council **noted** the insurance schedule for 2025/26.

Task: Seek a revaluation for the Old Landscore School reinstatement value.
@Emma Anderson

2025/296 EXTERNAL AUDITOR'S REPORT AND CERTIFICATE 2024/25

The Council received the external auditor's report and certificate for 2024/25. The Chair gave clarification regarding assertion 5 relating to risk management arrangements, explaining that the Council had reviewed risk assessments in May 2024 and June 2025. The Council decided not to request a reissue of the auditor's opinion to avoid additional charges. The report was noted.

Decision: The report was **noted**.

2025/297 DEVON LOCAL NATURE RECOVERY STRATEGY (LNRS)

Decision: The consultation was **noted**. The Council encouraged individual members to participate in the consultation online.

2025/298 DATE OF NEXT MEETING

It was noted that the date of the next meeting would be Tuesday, 18 November 2025. Meeting closed at 19.45.

2025/299 REPORTS PACK

Signed

Dated.....

[Redacted Signature]

19 Feb 26