



**Minutes of Crediton Town Council's Town Strategy Committee held on  
Tuesday, 4<sup>th</sup> February 2020 at 6.00 pm, at Old Landscore School, Greenway, Crediton**

**Present:** Cllrs Mrs E Brookes-Hocking (Committee Chairman) Mr F Letch, Mr J Downes, Mr J Ross and Mr J Cairney

**In Attendance:** Mrs Clare Dalley, Town Clerk

**142 To receive and accept apologies**

It was **resolved** to receive and accept apologies from Cllr Harris. (Proposed by Cllr Brookes-Hocking)

**143 Declarations of Interest**

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

**144 To appoint a new Committee Chairman following the resignation of Cllr Wyer.**

It was **resolved** to appoint Cllr Brookes-Hocking as the new Committee Chairman for 2019-2020. (Proposed by Cllr Letch)

**145 Public Question Time**

There were no questions.

**146 Order of Business**

There were no changes to the order of business.

**147 Chairman's and Clerk's Announcements**

There were no announcements.

**148 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 7<sup>th</sup> January 2020, as a correct record.** It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 7<sup>th</sup> January 2020, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Letch)

**149 Matters Arising**

Page 42, minute number 137, planning application numbered 19/001309/FULL – Cllr Brookes-Hocking asked if any members attended the site meeting. Cllr Ross confirmed both he and Cllr Downes attended and that he raised several objections on behalf of the Town Council. There will be a Mid Devon District Council (MDDC) Planning Committee meeting in March to consider the application.

Page 43, minute 137, planning application numbered 19/02084/ADVERT – Cllr Brookes-Hocking advised that English Heritage has raised some concerns regarding the Parish Church. It is hoped these issues can be overcome.

Page 45, minute number 140 – Cllr Brookes-Hocking advised the Methodist Church is now advertising for a new Youth Worker.

**150 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: 20/00035/LBC  
Proposal: Listed Building Consent to replace in-fill above rear window with bricks, removal of waste pipe from former window opening and pave area abutting rear elevation  
Location: 52 High Street, Crediton, Devon  
Applicant: Mr C Betts, 23 Devonshire Place, Exeter, EX4 6JA

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Ross)

Reference: 20/00088/LBC  
Proposal: Listed Building consent for conversion of outbuilding to ancillary accommodation  
Location: 22 Exeter Road, Crediton, Devon  
Applicant: Mr & Mrs Douglas, 22 Exeter Road, Crediton, Devon, EX17 3BL

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Ross)

Reference: 20/00061/LBC  
Proposal: Listed Building Consent for removal of boundary wall  
Location: 27 Downeshead Lane, Crediton, Devon  
Applicant: Ms S Partridge, 27 Downeshead Lane, Crediton, Devon, EX17 1HH

It was **resolved** to recommend OBJECTION to the application for the following reasons:

- it adversely impacts the heritage of the area;
- it adversely impacts the street scene and the setting of the listed buildings.

(Proposed by Cllr Ross)

Reference: 20/00059/HOUSE  
Proposal: Retention of retaining walls, widening of access and formation of hardstanding for the parking of vehicles  
Location: 27 Downeshead Lane, Crediton, Devon  
Applicant: Ms S Partridge, 27 Downeshead Lane, Crediton, Devon, EX17 1HH

It was **resolved** to recommend OBJECTION to the application for the following reasons:

- it adversely impacts the heritage of the area;
- it adversely impacts the street scene and the setting of the listed buildings;
- the height of the rear retaining wall is too imposing;
- the slope of the driveway is too great and water will run off directly onto the highway;
- no provision has been made on-site for water run-off or a soakaway.

The Town Council supports the comments of the conservation officer and highways authority, in particular, the conservation officer's comments regarding the inappropriate use of materials,

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which make it completely incongruous to the street scene and the guard rail is completely unacceptable in the street scene. (Proposed by Cllr Ross)

Reference: 19/02059/HOUSE  
 Proposal: Erection of an extension and alterations including installation of a dormer window (Revised Drawings)  
 Location: 18 Blagdon Rise, CREDITON, Devon, EX17 1EN  
 Applicant: Mr & Mrs R Adams, 7 George Hill, CREDITON, EX17 2DT

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Ross)

### 151 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. (Proposed by Cllr Brookes-Hocking)

Reference: 19/01899/HOUSE  
 Proposal: Erection of single storey extension to side following demolition of existing utility room  
 Location: 4 Blagdon Rise, CREDITON, Devon, EX17 1EN  
 Applicant: Mr & Mrs G Cochran, 4 Blagdon Rise, CREDITON, Devon, EX17 1EN

Reference: 19/01832/LBC  
 Proposal: Listed Building Consent for the replacement of 8 rear windows and polycarbonate roof, removal of rear porch and installation of rear door  
 Location: 9 North Street, CREDITON, Devon, EX17 2BT  
 Applicant: Mrs Claire Bowyer, 9 North Street, CREDITON, Devon, EX17 2BT

Reference: 19/01988/CAT  
 Proposal: Notification of intention to pollard 1 Horse Chestnut tree within the Conservation area  
 Location: QE Academy Trust, Western Road, CREDITON, Devon  
 Applicant: Mr Simon Teale, Plandscape, 3A Vulcan Estate, Water Lane, Exeter, EX2 8BY

Reference: 19/01943/FULL  
 Proposal: Erection of an agricultural storage and livestock building  
 Location: Land at NGR 282644 099778 (Backs Barn) Park Lane, CREDITON, Devon  
 Applicant: Mr Jim Stephens, JEF & KF Stephens, Swannaton, Sandford, CREDITON, EX17 4EW

Reference: 19/02015/CLP  
 Proposal: Certificate of Lawfulness for the proposed erection of sunroom to rear and enlargement of dormer windows in accordance with submitted plans/drawings  
 Location: 3 Westwood Road, CREDITON, Devon  
 Applicant: Mr & Mrs Phillips, Bredon, 3 Westwood Road, CREDITON, Devon, EX17 3LS

Reference: 19/02041/CAT  
 Proposal: Notification of intention to pollard 1 Apple Tree by approximately 2 metres and coppice 1 Buddleia within the Conservation Area  
 Location: 3 Western Road, CREDITON, Devon, EX17 3LZ  
 Applicant: Mr Paul Horton, 3 Western Road, CREDITON, Devon, EX17 3LZ

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**152 To receive an update on Crediton Neighbourhood Plan and agree any actions.**

Cllr Brookes-Hocking advised that Policy H2 of the Draft Neighbourhood Plan was found to be 'not in conformity with the National Planning Policy Framework and the Local Plan'. To this end, it requires rewriting and advice is being sought to do this. In addition to this, the Statement of Consultation now needs to be written.

**153 To receive an update from the Climate Change and Sustainability Sub-Committee.**

Cllr Brookes-Hocking updated members on the Sub-Committee's activities, which include a Climate Change and Sustainability Event being held on Saturday 15<sup>th</sup> February 2020 and a Peoples Assembly on Saturday 28<sup>th</sup> March 2020. She advised there has been a high level of community participation at the Sub-Committee meetings with lots of ideas and suggestions being brought forward. Unfortunately, there are very few people available and able to commit time to bring those ideas to life. For example, Cllr Martin (supported by Cllr Brookes-Hocking) is solely responsible for the event on Saturday 15<sup>th</sup> February. Members of Crediton Extinction Rebellion have been dedicating time to the Peoples Assembly on 28<sup>th</sup> March by pulling together the speakers for the event. Cllr Brookes-Hocking warned that it will require a lot of administration work for the Town Council.

**154 To consider and comment on Mid Devon District Council's Schedule of Proposed Main Modifications to the Local Plan including the Sustainability Appraisal Addendum, Habitat Regulations Assessment Addendum, and an Addendum to the Equalities Impact Assessment.**

Further information had been issued with the agenda. It was felt that the Crediton Neighbourhood Plan Group was best placed to prepare a response on the Council's behalf. It was **resolved** to delegate the responsibility of commenting on Mid Devon District Council's Schedule of Proposed Main Modifications to the Local Plan including the Sustainability Appraisal Addendum, Habitat Regulations Assessment Addendum, and an Addendum to the Equalities Impact Assessment to the Crediton Neighbourhood Plan Group. (Proposed by Cllr Brookes-Hocking)

**155 Close**

The meeting closed at 6.57 pm.

Signed...

  
(Chairman)

Date: 03/03/2020