



**Minutes of Credition Town Council's Town Strategy Committee held on  
Tuesday, 06 April 2021 at 19.00, via Zoom**

**Present:** Cllrs Mrs E Brookes-Hocking, Mr J Ross, Mr F Letch, Miss J Harris, Mr J Cairney and Mr J Downes

**In Attendance:** Mrs R Avery, Town Clerk  
Cllr Mr S Huxtable  
Mr Nick Way, Devon County Councillor  
Mr A Devereax, Area Team Leader for Mid Devon District Council Planning  
Rachel Brady-Hooper and Chris Tookey, representing Lidl  
10 members of the public

**160. To receive and accept apologies**

The meeting was opened at 19.00. It was resolved to receive and accept apologies from Cllr Martin and Cllr Cochran (proposed by Cllr Brookes-Hocking)

**161. Declarations of Interest**

Cllrs Cairney, Downes and Letch 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.

**162. Public Question Time**

10 members of the public were present but did not wish to speak at this time.

**163. Order of Business**

There were no changes to the order of business.

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

There were no announcements.

**165. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 2<sup>nd</sup> March 2021, as a correct record**

It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 2<sup>nd</sup> March 2021 as a correct record. (Proposed by Cllr Letch).

Cllr Letch requested further information relating to the previous minutes (agenda item 154). The Town Clerk advised that a date had been emailed around and arranged for the 16<sup>th</sup> April however she will now be on annual leave and a new date would be agreed.

**166. To discuss the implication of the Lidl application with Mid Devon District Council, as the Local Planning Authority**

Cllr Brookes-Hocking introduced Mr Adrian Devereaux Area Team Leader for Mid Devon District Council and he updated the committee with the following information:

- Allocation CRE6 relates to the QE sports field
- Documentation remains outstanding with reference to the housing development and this application relates specifically to Lidl. However he has spoken with the Forward Planning team who will be making a formal response in due course
- The allocation is for 120 dwellings, 28% of affordable housing which would account for 22 dwellings per hectare across two areas. After the development of the he Lidl site ,3.2 hectares will remain
- Outline planning permission for the relocation of the Rugby Club to Peddlers Pool was pending
- A section 106 agreement and any matters between Lidl and the Rugby Club are still to be determined
- For the benefit of members of the public he advised the sequential test is an assessment for developments over 500sqm to determine if there is a better site nearer the town centre that could be used as an alternative
- In relation to the impact on the High Street assessment, he advised quotes for the independent work have been obtained and instruction will take place shortly
- In response the question about the standard density rate of housing he commented that 22 dwellings per hectare is quite a low amount and more background research was needed. He advised the rugby club site has different height levels so this may have an impact on density
- The residential scheme has not come forward yet on site CRED6.
- Devon County Council comments related to underprovision of parking and pedestrian issues and
- further responses Relating to outstanding issues are awaited and would be added to the MDDC website as it arrives

Councillor Downes wanted to reiterate to members of the public that the decision would not come from the Town Council but would only be a recommendation to Mid Devon District Council.

**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:** 21/00009/MFUL

**Proposal:** Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, and warehouse, provision of parking areas, and landscaping (Revised scheme)

**Location:** Crediton Garden Centre, Barnstaple Cross, Crediton

**Applicant:** Mr K Broad

It was **resolved** to recommend no objection, with the following comments: (Proposed by Cllr Ross).

- Concerns relating to the lack of detail in the plans on HGV movement in and out of the site entrance and HGV access onto the A377
- Support for DCC Flood Risk Assessment which suggested additional water storage and rain gardens to take away surface water



- More biodiversity could be achieved through creation of ponds
- Police comments on lighting suggest that the site could or should be illuminated throughout the night. The visibility of the site raises concerns about light pollution and any lighting that is considered absolutely necessary should be designed to minimise light spillage and reduce the impact on the night environment. In addition, Dartmoor National Park Authority could be consulted on the issue of light pollution if this site is visible from the moor.
- Given the orientation of the main building, Solar panels and green roofing should be considered as part of the application

**Reference:** 21/00434/LBC

**Proposal:** Listed Building Consent for the removal of shop fittings from ground floor retail area

**Location:** 18 High Street, Crediton, Devon

**Applicant:** Mr D Oliver

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

**Reference:** 20/01588/MFUL

**Proposal:** Erection of storage building with first floor office (512sqm) following demolition of barn and erection of grain store (498sqm) and change of use of land to car and lorry park

**Location:** Crediton Milling Co Ltd, Fordton Mill, Crediton, Devon

**Applicant:** Mr K Hopkins

It was **resolved** to recommend no objection but request that the impact of noise traffic be considered particularly for local residents. (Proposed by Cllr Ross)

**Reference:** 21/00274/LBC

**Proposal:** Listed Building Consent for replacement stud wall and formation of airing cupboard and shower room

**Location:** 18 High Street, Crediton, Devon

**Applicant:** Mr D Oliver

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

**Reference:** 21/00483/TPO

**Proposal:** Application to fell 2 Holm Oak trees and thin a group of approximately 12 Holm Oak trees protected by Tree Preservation Order 87/00001/TPO

**Location:** 4 Taw Vale Terrace, Crediton, Devon

**Applicant:** Mr I Lanyon

It was **resolved** to recommend no objection as long as the tree officer considers the work necessary. Cllr Brookes-Hocking commented the applicant had consulted a tree surgeon. (Proposed by Cllr Ross)

**Reference:** 21/00355/HOUSE

**Proposal:** Erection of an extension

**Location:** 4 Golden Joy, Crediton, Devon

**Applicant:** Mr & Mrs B Jewell

**Reference:** 21/00567/HOUSE

**Proposal:** Erection of an extension and garage

**Location:** Lamorna, Alexandra Road, Crediton

**Applicant:** Mr & Mrs J Crang

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

#### 167. 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 Ross). The Town Clerk advised that there was an application in this list that had been refused which was not noted on the agenda, she advised the wording would be amended for the next meeting.

**Reference:** 21/00207/NMA

**Proposal:** Door on North elevation; enlargement of windows on South and North elevations; omission of window on West elevation and addition of glazing bars to windows

**Location:** 28 Downeshead Lane, Crediton, Devon

**Applicant:** Ms Kay Tregenna

**Reference:** 21/00070/HOUSE

**Proposal:** Erection of single storey extension following removal of utility/store

**Location:** 24 Spruce Park, Crediton, Devon, EX17 3HH

**Applicant:** Mr & Mrs Dawe

**Reference:** 21/00099/FULL

**Proposal:** Erection of a dwelling and alteration to existing access

**Location:** 6 Winswood, Crediton, Devon, EX17 3EU

**Applicant:** Mr A Leyman

**Reference:** 20/01874/FULL

**Proposal:** Erection of a dwelling

**Location:** Firway End, George Hill, Crediton, Devon

**Applicant:** Mr and Mrs Hooper

**Reference:** 21/00091/HOUSE

**Proposal:** Erection of single storey rear extension, erection of workshop following demolition of existing garage and creation of 3 off road parking spaces

**Location:** 4 Waresfoot, Drive, Crediton, Devon, EX17 2DG

**Applicant:** Mr A Davey

**Reference:** 20/02056/HOUSE

**Proposal:** Erection of two-storey rear extension

**Location:** 52 Tuckers Meadow, Crediton, Devon, EX17 3NU

**Applicant:** D. Manning

**Reference:** 21/00145/FULL

**Proposal:** Erection of a roof over entrance area

**Location:** Morrisons Supermarket, Mill Street, Crediton, Devon

*EWB*

**Reference:** 21/00135/TPO

**Proposal:** Application to prune/reduce crown of 1 Quercus by up to 1.5m protected by Tree Preservation Order 99/00007/TPO

**Location:** 3 Southfield Drive, CREDITON, Devon, EX17 2ET

**Applicant:** Mr L Marks

**168. To receive an update on the Town CCTV project**

The Town Clerk commented that the project was progressing well and that the Assistant Clerk had submitted the required planning permission and site notices have now been erected on buildings. The Town Clerk could not guarantee that the project would be finished and the system installed before the Assistant Clerk was due to go on maternity leave. Cllr Letch asked who would be completing the project should the Assistant Clerk leave first - the Town Clerk advised that this would be herself and the Projects Officer.

**169. Post-Covid CREDITON:**

**- To receive an update regarding Town Square entertainment as restrictions lift**

The Town Clerk advised she had been attending meetings with members of the Town Team and CREDITON Arts Centre regarding Share in the Square and it was suggested events and entertainment should start to take place as restrictions lift. The Town Clerk advised that £458 of the High Street fund would go towards an event on St Lawrence Green in August, as approved by Full Council. The Town Clerk added that the return of the benches to the Town Square had been successful and appreciated, and that Turning Tides had been instrumental in the delivery of this.


**- Further consideration of the creation of the Recovery Plan**

Cllr Brooks-Hocking advised that as a result of the pandemic a number of organisations are developing be-friending schemes as reported at a recent meeting of CREDITON Health and Wellbeing. She was interested to know if the Projects Officer had obtained a list of volunteers involved in helping local residents during the pandemic and whether the Town Council could coordinate if not. Cllr Letch confirmed that the Emergency Plan was created approximately 2 years ago and suggested this could be linked with Cllr Brookes-Hocking's suggestion. The Town Clerk advised that the Projects Officer could begin to investigate re-modelling the Emergency Plan if required, and recommended that Cllr Brookes-Hocking contact her. Cllr Ross wished to thank all the individual councillors who had assisted with the vaccination programme and helping vulnerable people through a difficult period.

**170. Close.**

The meeting was closed at 19.48.

Signed.....

  
(Chairman)

Date: 12/05/2021