



# Credon Town Council

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## **To All Members of Credon Town Council's Planning and Town Strategy Committee**

You are hereby summoned to attend a **Meeting of Credon Town Council**, which will be held on **Tuesday 03 January 2023 at 19.00**, at **Old Landscore School, Greenway, Credon**.

This meeting may be livestreamed via Facebook in order to allow Members of the Public to watch the meeting.

The purpose of the meeting is to transact the following business.

**Rachel Avery PSLCC**  
**Town Clerk**

23 December 2022

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Please note that:

- Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960
- Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting
- Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), Credon Town Council is unable to make any decision on matters not listed within the agenda
- Credon Town Council will always attempt to record and livestream meetings to Credon Town Council's social media platforms.

## AGENDA

- 1. To receive and accept apologies (Please make any apologies known to the Town Clerk)**
- 2. Declarations of Interest – To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda**
- 3. Public Question Time - To receive questions from members of the public relevant to the work of the committee**
- 4. To note that decisions will be made with the climate emergency at the forefront of decision and policy making**
- 5. Order of Business - At the discretion of the Chairman, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers, or members of the public**
- 6. Chairman's and Clerk's Announcements - To receive any announcements which the Chairman and Clerk may wish to make (for information only)**
- 7. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on 06 December 2022, as a correct record**
- 8. 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:**

Ref: 22/00063/MARM

Proposal: Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land for future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT  
Location: Land at NGR 284185 101165 (Creedy Bridge) Crediton, Devon

Ref: 22/02337/MFUL

Proposal: Variation of condition 2 of planning permission 20/01588/MFUL (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) to allow substitute plans relating to change to the overhead conveyor connection  
Location: Crediton Milling Co Ltd, Fordton Mill, Crediton

Ref: 22/02307/HOUSE

Proposal: Erection of single storey extension  
Location: 15 Glen Creedy Court, Crediton, Devon

Ref: 22/02309/HOUSE

Proposal: Erection of single storey extension and raising of roof to provide first floor accommodation

Location: 15 Lane John's Field, Crediton, Devon

Ref: 22/02294/HOUSE

Proposal: Creation of vehicle access and parking space, construction of replacement retaining wall and steps

Location: 5 Wynfrith Mews, Landscore, Crediton

Ref: 22/02214/FULL

Proposal: Change of use of banking hall to bar

Location: 133 High Street, Crediton, Devon

Ref: 22/02215/LBC

Proposal: Listed building consent for conversion of banking hall to bar

Location: 133 High Street, Crediton, Devon

Ref: 22/02141/FULL

Proposal: Refurbishment of existing toilets to provide WC facility and additional WC cubicle including wash hand basins

Location: Tearooms, Crediton Railway Station, (upside) Station Approach

Ref: 22/02144/LBC

Proposal: Listed Building Consent for the refurbishment of existing toilets to provide WC facility and additional WC cubicle and replacement of 2 high level windows

Location: Tearooms, Crediton Railway Station, (upside) Station Approach

Ref: 21/02115/FULL

Proposal: Conversion of former doctors surgery to 4 childrens home dwellings (C2) with associated landscaping and parking

Location: Newcombes Surgery, Clifford Gardens, Crediton

Ref: 21/00445/MARM

Proposal: Reserved Matters for the erection of 26 dwellings with associated access, parking, open space, landscaping and supporting infrastructure, following Outline approval

17/01090/MOUT

Location: Land and Buildings at NGR 281938 100425 (Adjacent Brookdale, Threshers)

Ref: 22/01959/LBC

Proposal: Listed Building Consent for conversion of storage building to residential annexe and workshop

Location: 52 High Street, Crediton, Devon

Ref: 22/01957/HOUSE

Proposal: Conversion of storage building to residential annexe and workshop

Location: 52 High Street, Crediton, Devon

Ref: 22/02366/CAT

Proposal: Notification of intention to reduce the height of 1 Cherry tree (A) by 2m and 1 Plum tree (B) by 3m and fell 1 Ash tree (C) in a Conservation Area

Location: Strathyre, Pounds Hill, Crediton

#### 9. Mid Devon District Council - Planning Decisions

Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Ref: 22/01906/FULL

Proposal: Erection of additional perimeter fencing and 3 outdoor classrooms

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

Ref: 22/01902/FULL

Proposal: Change of use of offices and store to school (Use Class F1)

Location: The Outdoors Group Ltd, Western Lodge, Western Road, Crediton

Ref: 22/02230/NMA

Proposal: Non-Material Amendment for 22/01665/FULL to allow lockable section of carport with subdivision and addition of roller shutter door

Location: Fair Havens, Mill Street, Crediton

Ref: 21/00412/FULL

Proposal: Conversion of part first and second floor to two residential flats

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

Ref: 21/00413/LBC

Proposal: Listed Building Consent for conversion of part first and second floor to two residential flats

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

Ref: 22/02244/CAT

Proposal: Notification of intention to fell 3 Cherry trees (T4,6,7), crown reduce by 2m - 2.5m 1 Cherry tree (T1), reduce defective branch by 2m of 1 Acer (T2) and (T3), Pollard/remove defective branch to T5 tree in a Conservation Area

Location: Haywards County Primary School, East Street, Crediton, Devon

Ref: 22/02218/CAT

Proposal: Notification of intention to dismantle and fell 1 Beech tree to near ground level within a Conservation Area

Location: Triangle House, Pounds Hill, Crediton, Devon

**To note the following applications have been REFUSED:**

Ref: 22/02044/HOUSE

Proposal: Erection of single storey rear extension following demolition of existing conservatory and installation of front and rear dormers to create bedroom

Location: 12 Deep Lane, Crediton, Devon, EX17 2BX

Ref: 22/02211/NMA

Proposal: Non Material Amendment for 18/01383/FULL to amend position of visitor parking spaces

Location: R & M Peters & Co, Hawkins Way, Lords Meadow Industrial Estate

Ref: 22/02233/CAT

Proposal: Notification of intention to reduce the crown of 2 Beech trees by approximately 12m and reduce lateral limbs by 4m within the Conservation Area

Location: Three Corners, Pounds Hill, Crediton, Devon

- 10. To discuss the comments from Bellway Homes regarding the Pedlers Pool development**
- 11. To discuss the current Town Bus (607) timetable and to consider any actions, including lobbying for an amended service**
- 12. To note the forthcoming Crediton Infrastructure meeting with MDDC**
- 13. To note the date of the next meeting – Tuesday 07 February 2023 at 19.00**