



Credition Town Council

8 North Street

Credition

Devon

EX17 2BT

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To All Members of Credition Town Council's Planning and Town Strategy Committee

You are hereby summoned to attend a **Meeting of Credition Town Council**, which will be held on **Tuesday 04 April 2023 at 19.00**, at **Old Landscore School, Greenway, Credition**.

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

28 March 2023

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), Credition Town Council is unable to make any decision on matters not listed within the agenda
- Credition Town Council will always attempt to record and livestream meetings to Credition 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 07 March 2023, 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: 23/00333/LBC

Proposal: Listed Building consent for replacement front and rear windows, replacement interior entrance door, new doorway to bathroom, refit of bathroom and kitchen

Location: Flat B, 80 High Street, CREDITON

Ref: 23/00374/CAT

Proposal: Notification of intention to fell 1 Apple, 2 Hazel and 3 Sycamore trees within a Conservation Area

Location: Orchard House, Brays Close, CREDITON

Ref: 23/00422/TPO

Proposal: Application to carry out works to 1 Elm, 1 Common Ash, 1 Eucalyptus, 1 Norway Maple, 1 Western Red Cedar, 1 Hazel, 1 Monterey Cypress, 1 Common Beech, 1 Sycamore, 1 Larch, 1 English Yew, 1 Douglas Fir, 1 Monterey Pine, 1 Scots Pine, 1 Elder, 1 Himalayan Birch, 1 Horse Chestnut to give a minimum 5.6m clearance over highway; pruning works to 1 Silver Birch, 1 Sycamore and 1 Monterey Pine to give minimum 2.2m vertical clearances; fell 1 Himalayan Birch; remove snapped, partially attached branches and flattened stem on 1 Monterey Cypress; remove branches and fell a group of Monterey Cypress; remove branches on 1 Red Oak; remove branches on 1 Horse Chestnut; dismantle 1

Monterey Cypress to approximately 4m in height and fell 3 Larch and 4 Spruce trees protected by Tree Preservation Order 99/00007/TPO
Location: Woodland at NGR 282821 100674, (West of Southfield), Alexandra Road

Ref: 23/00447/CAT

Proposal: Notification of intention to remove one Cherry tree within a Conservation Area
Location: Haywards County Primary School, East Street, CREDITON

Ref: 23/00458/ADVERT

Proposal: Advertisement Consent for the display 1 illuminated fascia signs, 2 nonilluminated fascia signs, 2 projecting illuminated signs, 1 vinyl, 1 dibond and 3 frosting signs
Location: Tesco Stores Ltd, 36 High Street, CREDITON

Ref: 23/00475/CAT

Proposal: Notification of intention to reduce the height of 2 Beech trees by 6m and reduce lateral branches by 2-3m within the Conservation Area
Location: Three Corners, Pounds Hill, CREDITON

9. Mid Devon District Council - Planning Decisions

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

Ref: 22/02141/FULL

Proposal: 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, CREDITON

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, CREDITON

Ref: 22/02214/FULL

Proposal: Change of use of banking hall to bar
Location: 133 High Street, CREDITON, Devon, EX17 3DT

Ref: 22/02215/LBC

Proposal: Listed Building Consent for conversion of banking hall to bar
Location: 133 High Street, CREDITON, Devon, EX17 3DT

Ref: 23/00123/CAT

Proposal: Notification of intention to reduce the height of 1 Holly tree by 2m; removal of 1 Willow tree and remove all regrowth of 10 Yew trees within the Conservation Area
Location: 2 Union Terrace, CREDITON, Devon, EX17 3DY

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, Devon

Ref: 23/00096/CLP

The proposed development comprising the proposed erection of single storey rear extension and installation of rear dormer at 12 Deep Lane, Crediton, Devon, EX17 2BX, is considered to be permitted development. The proposal accords with Schedule 2, Part 1, Class A and Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

To note the following application has been REFUSED

Reference No: 22/02363/HOUSE

Proposal: Erection of garage with home office, retaining wall and creation of off road parking
Location: Evenleigh, Threshers, Crediton, Devon

To note the following application has been WITHDRAWN

Ref: 21/01862/FULL

Proposal: Change of use from sui generis to the storage and distribution of dairy products (B8) and retention of cold dairy storage building
Location: Westcountry Distribution Ltd, Unit 3, East Town Park

10. To note the Government consultation on Infrastructure Levy (consultation link underlined)

11. Town Team Gazebos:

- To consider and approve taking on the responsibility of the gazebos
- To approve charging a hire fee/deposit for their use and to approve an amount

12. To receive the report regarding removal of benches at Newcombes Meadow and to agree any further action (report to be issued prior to the meeting)

13. To receive an update on the planned work at Crediton telephone exchange

14. To note the date of the next meeting – Tuesday 02 May 2023 at 19.00