



Credition Town Council



Minutes of the Meeting of the General Purposes Committee held on 6 June 2006

Present:

Councillors

Miss J Harris (Chairman)
Mr R Adams (part meeting)
Mr W Brown
Mr J Downes
Mr B Edwards
Mr C Haydon
Mrs J Pitts

In Attendance:

Mr P Dunn (Assistant Town Clerk)
Mr D Nation (part meeting)
Police
Press
1 Resident

1. Election of Chairman & Vice-Chairman

- a) Councillor Harris was elected chairman.
- b) Councillor Taylor was elected vice chairman subject to his acceptance.

2. Apologies

Apologies were received from Councillor Taylor – personal commitment, and Councillor Way.

3. Declarations of Interest

Code of Conduct	Councillor Haydon	As a member of more than one authority, declared that any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.
Prejudicial	Councillor W Brown	Minute 7 Planning Application 06/01197/Full
Prejudicial	Councillor D Nation	Minute 7 Planning Application 06/01197/Full
Personal	Councillor J Pitts	Minute 7d

4. Chairman’s Announcements

None

5. Public Question Time

A representative of the Exhibition Road tenants addressed the meeting expressing concerns pertaining to public liability insurance in respect of tenants.

Councillor Adams arrived.

Questions from Council were put to PC R Curtis present. The vandalism of the War Memorial Bus Shelter notice board was reported.

Councillor Nation arrived.

GENERAL PURPOSES (*items for discussion and determination*)

It was agreed to bring forward the Allotments agenda item.

6. Allotments.

a) *Matters raised by tenants.*

It was agreed the Council would host a meeting of tenants to discuss the public liability insurance issues at the Old Town Hall. Clerk to organise.

b) *Tenancies and Rents.*

A report was tabled detailing numbers of tenants who had returned the new signed tenancy agreement, and outstanding rents. The report included the findings of the May allotments inspection, details of some insurance options available to tenants researched by the Clerk, and draft proposals for site operator signage. The Clerk explained the proposed signage content, was the result of consulting public sites operator signage provided by other local authorities and liaison with the emergency services.

It was queried whether the General Purposes Committee spend time reviewing the report; the Clerk explained the report resulted from councillors' request at the previous meeting of the General Purposes Committee.

It was agreed to defer review of the report to the Allotments Sub-Committee and await its recommendations. Clerk to organise.

c) *Moffats Land*

It was agreed to defer to the next meeting of the Finance Committee to budget for increasing the height of the wall to the side of the entrance gate.

7. Planning

a) *Planning Decisions and Applications*

Decisions notified by the planning authority are appended.

The Chairman reported the response from the Planning Authority concerning alterations to glazing of a listed High Street premise. It was agreed a response should be made expressing the appearance of the High Street has been altered and a feature of the said building removed. Clerk to action.

b) *Planning Applications*

Comments made in respect of planning applications considered at this meeting are appended.

c) *Planning Applications for week ending 6 June*

Comments made in respect of planning applications considered at this meeting are appended.

d) *Tesco's Shopfront*

The Chief Executive's press statement concerning the design of High Street stores and the need for their design to be sympathetic and blend with neighbouring shop design was reported.

It was agreed (Councillor Pitts abstained from the vote) to write to the Chief Executive and request Tesco reconsider the design of it's shop frontage in the High Street, removing the window laminate obscuring the view into the store which would harmonise the premises with neighbouring shops.

Councillor Nation left.

8. Floral Crediton

The Clerk reported:-

- All Town Council displays had now been erected and the planters at the Town entrances planted with marigolds.
- Joint Town Square display baskets would be put up imminently following preparation of the street lamp hangers. These baskets were additional to those budgeted and may result in overspend; it was hoped this would be limited by the reduced requirement for watering resulting from the new larger hanging baskets with water reservoirs built in.

- Union Terrace hanging troughs were smaller than ordered and this was being followed up.

Details of the competition and entry form were noted and approved.

Councillors Edwards and Pitts agreed to help with judging.

It was agreed Chamber of Commerce, Schools and Public Houses should be sent entry forms.

9. Highways

A written report from Highways Authority explaining the reasoning for the reversal of traffic flow in North Street was noted. The pre-meeting circulation of this report including a request for any councillor still wishing a presence of the Highways Officer at the meeting to advise the clerk had resulted in no response from councillors, hence no officer presence was requested.

A motion to request an Officer from Highways to attend Council failed, the majority being of the opinion the written report was comprehensive. Councillors Adams and Pitts requested their vote in favour of this motion be recorded.

AGENDA ITEMS (items for discussion and recommendation)

10. Best Food Award

An update on production and costs associated with provision of photos of the award to all who participated was given.

11. Clean Neighbourhoods & Environment Act 2005

The guidance issued for Town And Parish Councils interested in adopting the powers was noted, however it was felt the powers not relevant to a Council of a town the size of Crediton.

12. Byelaws

A discussion paper from central government on the future of bye-laws and the creation of a new power for Town and Parish Councils to help deal with anti-social behaviour was noted.

13. Town Square

a) *Granite Columns.*

It was recommended the Town Council embrace ownership and maintenance of the granite columns as they were given to the people of Crediton.

b) *Leaflet.*

Content for the production of a Town Square history was reviewed. It was recommended the Council did not sponsor a separate leaflet but considered incorporating the history in an update of the Town Trail brochure.

14. Weed Clearance

It was recommended to continue with the current system and continue to utilise chemical weed killers, given the visual improvement of recent years using this strategy.

15. Blue Plaques

A report suggesting a revision to the wording was received, and it was recommended to change the wording in the plaque to "maybe" as recommended in the report.

16. Litter Pick

It was recommended the Council did not accept the request to co-ordinate litter picking in the town, but support the District Council in its endeavours. Councillor Haydon requested his vote against this motion be recorded.

17. CORRESPONDENCE RECEIVED.

1. Calor Village of the Year – details on competition.
2. Chamber of Commerce – agenda and minutes for next meeting – 1 June.
3. DCC – details on Pensions legislation and changes to LGPS.
4. MDDC – copy notice to residents on Cockles Lane LIS.
5. Crediton & Area MCTi – notes of MD MCTi Chairs meeting held on 16 May.
6. Chairman – copy email, initiating visit to Jacksons.
7. Chairman – copy email, inviting youth co-ordinator to address members.
8. SLCC – Devon Branch – agenda and meeting notes – next meeting 9 June at Exminster.

9. Town Square User Group – notes of meeting held on 9 May – next meeting 7 June.
10. DCLP (Department for Communities & Local Government) – ministerial responsibilities.
11. MDDC – district election notice – list of nominations.
12. DAPC – correction of previous advice on Chairman’s declaration.
13. NALC/SLCC – joint agreement on salary scales following NJC agreement.
14. Mid Devon PCT – acknowledgement of TC complaint on parking charges at Crediton Hospital.
15. MDDC – details on MDDC elected Chairman/Vice Chairman/Leader for 2006/7. Invitation to Clerk to attend Annual Church Service – 25 June.
16. MDDC – agenda and minutes for Standards Committee meeting on 6 June.
17. Cabinet Office – advice on pandemic flu planning.
18. Crediton Parish Church – thanks for recent TC donation for Flower Festival.
19. DCC – Local Government White Paper – consultation from DCC on likely future outcomes.
The clerk drew councillors’ attention to this item and the Chairman read the letter to Committee. Councillors expressed no interest in participating in the consultation and did not wish an agenda item as suggested by the clerk.
20. Avent Engineering – remittance re damaged finger post during Transco works £220.12.
21. SLCC – New edition CAB info.
22. NSPCC – Letter from county appeals manager.
23. SWRA – Consultation on the draft regional spatial strategy for the South West 2006-2026.
24. RCS – Highways Parish Forums 19th June 19:00 Exeter, 26th June 19:00 Barnstaple in lieu of preparing a tender to DCC for roads maint. throughout the county.
25. Devon & Cornwall Police – Changes to Neighbourhood Policing Teams.
26. DAPC – Gypsies & Travellers Info.
27. Postwatch response re postal collection times.
28. First – confirmation of service 315 extension to Exeter.
29. Devon & Cornwall Constabulary – holding letter re Chief Constable letter.
30. DCC Highways – Car Park Signage provision.
31. Department for Communities & Local Gov. (ODPM that was) Draft Local Gov. Pension Scheme (Amendment).
Laura Conyngham – Town Square vibrant for Crediton and the world.

BUSINESS BROUGHT FORWARD

18. Council Office Flagpole

The Council Chairman expressed his thanks to those responsible for erecting the new pole allowing the Town Flag to be flown.

19. Advertising banners

It was reported all Public Houses had been written to by the Planning Authority requesting them to refrain from displaying pvc advertising hoardings for televised football during the coming world cup. Flying the national flag was acceptable.

20. Town Bus Service

Concerns over the implementation of the service by the new contractor were expressed. Councillor Haydon would take up the matter.

21. Cemetery Taps

It was reported the non working tap in the cemetery was not economical to repair and new taps would be installed elsewhere in the cemetery. The Clerk was requested to clarify time scales.

22. Hospital Bus Stop

The Clerk was requested to clarify what bus stop arrangements exist at the hospital.

23. Conifer Tree Junction Peoples Park and Alexandra Road

The Clerk brought the matter of an established tree being considered for cutting down to Councillors’ attention. Councillor Haydon stated it was on private property just outside the Conservation Area and therefore a private matter.

Meeting closed at 22.00.

Signed:

(J Harris – Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR GENERAL PURPOSES COMMITTEE MEETING 06/06/06

Planning Decisions – as notified by the Planning Authority:

Type - Application Granted					
Number	Applicant	Agent	Location	Proposal	Officer
06/00679/FULL (24/05/06)	Mrs D Shepherd Nimrod Southfield Drive Crediton EX17 2ET	Buildplan 13 Hedgerow Close Crediton EX17 1DB	Nimrod Southfield Drive Crediton EX17 2ET	Erection of extension	Mr Charles Bladon
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Type - Application Granted					
Number	Applicant	Agent	Location	Proposal	Officer
06/00733/LBC (24/05/06)	Richard Kapff Langford Moor Cottage Bow Crediton EX17 6HZ		2 Parliament Street Crediton Devon EX17 2BP	Listed Building Consent to widen existing garden doorway	Mr Charles Bladon
-					
Type - Application Granted					
Number	Applicant	Agent	Location	Proposal	Officer
06/00803/LBC (24/05/06)	Cheldon Management Ltd 12 Popham Close Blundells Road Tiverton EX16 4GA	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	Rear Of 26 High Street Crediton Devon EX17 3AH	Listed Building Consent for demolition of existing stores and outbuildings and erection of 2 no flats	Mr Keith Garside
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Type - Application Granted

Number	Applicant	Agent	Location	Proposal	Officer
06/00768/FULL (24/05/06)	Cheldon Management Ltd 12 Popham Close Blundells Road Tiverton EX16 4GA	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	Rear Of 26/27 High Street Crediton Devon EX17 3AH	Erection of 2 no. flats following demolition of existing outbuilding and garage	Mr Keith Garside

Type - Application Granted

Number	Applicant	Agent	Location	Proposal	Officer
06/00555/FULL (10/05/06)	Mr R Page Mulberry Hill Lake View Crediton EX17 1DW		Page Concrete & Steel Ltd Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES	Insertion of windows in gable end of steel framed building	Mr Charles Bladen

Type - Application Granted

Number	Applicant	Agent	Location	Proposal	Officer
06/00589/FULL (10/05/06)	Mr & Mrs S Betts 50 Avranches Avenue Crediton Devon EX17 2HB	Simon Glanville 5 Old Chapel Gardens Winkleigh Devon EX19 8NA	50 Avranches Avenue Crediton Devon EX17 2HB	Erection of extension	Mr Delwyn Matthews

Type - Application Granted

Number	Applicant	Agent	Location	Proposal	Officer
06/00554/ARM (10/05/05)	Dr HMD Gregg Elmfield House Fordton Crediton EX17 3DH	Olorun Planning Partnership Ltd 107 High Street Honiton EX14 1PE	Elmfield House Fordton Crediton Devon EX17 3DH	Reserved Matters for formation of new access to highway and internal access road (following grant of Outline permission 18/05/0516/OUT)	Mr Delwyn Matthews

Type - Application Granted

Number	Applicant	Agent	Location	Proposal	Officer
06/00600/FULL (10/05/05)	Mr & Mrs R W Lawrence Higher Park Coldridge Crediton EX17 6AS	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	109A High Street Crediton Devon EX17 3LF	Re-instatement of railings	Ms Marie Stainwright

Type - Application Granted

Number	Applicant	Agent	Location	Proposal	Officer
06/00602/LBC (10/05/06)	Mr & Mrs R W Lawrence Higher Park Coldridge Crediton EX17 6AS	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	109A High Street Crediton Devon EX17 3LF	Listed Building Consent for the re-instatement of railings	Ms Marie Stainwright

Planning Applications

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01031/FULL (16/05/06)	Midas Homes Ltd Mr M Edwards Homeside House Silverhills Road Newton Abbot TQ12 5YZ		Land At NGR 283828 99804 Exeter Road Crediton Devon EX17 3BH	Erection of 81 no.dwellings and alterations to vehicular and pedestrian access	Mr Keith Garside
OBJECTION - Object on the grounds of:-					
1. Inadequate road infrastructure; Policy CRE6 vi) stipulates the site development is contingent on highways improvements to accommodate the additional traffic generated, including effective traffic relief for Exeter Road BEFORE development commences.					
2. Impact on Air Quality by additional traffic generated; Policy CRE6 vii) Stipulates the design and layout to minimise air quality impact.					
3. Increasing concerns at the cumulative impact of recent developments including those to the west of the Town are having on the road infrastructure.					
It was also noted that a previous appeal for development of the site resulted in rejection; Appeal 1 App/5182/A/80/11407.					
County Hall records show a total of 45 accidents on Exeter Rd between 1992-2005, resulting in 21 casualties 4 being serious.					
The Town Council requests that should this application go to the Planning Committee, that the meeting considering the application be held in Crediton.					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/00783/LBC (09/05/06)	Mrs Andrea Peters 51 High Street Crediton Devon EX17 3JX		51 High Street Crediton Devon EX17 3JX	Listed Building Consent for new front door and erection of internal porch with french doors	Mr Charles Bladon
APPROVED -					

Type - Application

Number	Applicant	Agent	Location	Proposal	Officer
06/00954/FULL (09/05/06)	Midas Homes Ltd - Mr M Edwards Homeside House Silverhills Road Newton Abbot TQ12 5YZ		Land At NGR 283 714 99715 & 283828 99804 Exeter Road Crediton EX17 3BH	Outline for the erection of 81 no. dwellings	Mr Keith Garside

- Object on the grounds of:-

- 1. Inadequate road infrastructure; Policy CRE6 vi) stipulates the site development is contingent on highways improvements to accommodate the additional traffic generated, including effective traffic relief for Exeter Road BEFORE development commences.**
- 2. Impact on Air Quality by additional traffic generated; Policy CRE6 vii) Stipulates the design and layout to minimise air quality impact.**
- 3. Increasing concerns at the cumulative impact of recent developments including those to the west of the Town are having on the road infrastructure.**

It was also noted that a previous appeal for development of the site resulted in rejection; Appeal 1 App/5182/A/80/11407.

County Hall records show a total of 45 accidents on Exeter Rd between 1992-2005, resulting in 21 casualties 4 being serious.

The Town Council requests that should this application go to the Planning Committee, that the meeting considering the application be held in Crediton.

Type - Application

Number	Applicant	Agent	Location	Proposal	Officer
06/00958/OUT Development affecting public right of way. (09/05/06)	Mr S S Hooper 79 Willow Walk Crediton EX17 1DD		79 Willow Walk Crediton Devon EX17 1DD	Outline for the erection of 1 no. dwelling	Ms Marie Stainwright

OBJECTION - The proposal represents over development and would be out of character with the character of the street scene. The proposal would necessitate removal of mature trees which contribute to the visual amenity of the locality.

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01127/FULL (23/05/06)	Mr & Mrs Lebechee 8 Southfield Drive Crediton Devon EX17 2ET	Keser Merrington Edward Holden Architect Aller Cottage, Aller Road Dolton, Winkleigh EX19 8PP	8 Southfield Drive Crediton Devon EX17 2ET	Erection of single storey extension	Mr Charles Bladon
APPROVED -					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01120/FULL (23/05/06)	Mr & Mrs M Govier 12 Cromwells Meadow Crediton Devon EX17 1JZ		12 Cromwells Meadow Crediton Devon EX17 1JZ	Erection of single storey side extension	Mr Charles Bladon
APPROVED -					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/00902/FULL (30/05/06)	T & M Project Management Ltd Site Office Dartmoor Railway Inn Station Road Crediton EX17 3BX		Dartmoor Railway Inn Fordton Crediton Devon EX17 3BX	Conversion of part of redundant public house outbuildings to 3 no. flats and 2 no.studio flats	Mr Keith Garside
APPROVED -					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/00903/LBC (30/05/06)	T & M Project Management Ltd Site Office Dartmoor Railway Inn Station Road Credton EX17 3BX		Dartmoor Railway Inn Fordton Credton Devon EX17 3BX	Listed Building Consent for the conversion of part of redundant public house outbuildings to 3 no. flats and 2 no. studio flats	Mr Keith Garside
NO OBJECTION - Subject to the planning authority being of the opinion the proposal is sustainable and does not constitute over development.					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01193/LBC (30/05/06)	James Hull Dental Care 110 High Street Credton EX17 3LF		110 High Street Credton Devon EX17 3LF	Listed Building Consent for internal alterations	Mr Charles Bladon
APPROVED -					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01196/FULL (30/05/06)	Mrs K Kent St Martins Western Road Credton EX17 3NF	AJH Buildplan 13 Hedgerow Close Credton EX17 1DB	St Martins Western Road Credton EX17 3NF	Erection of first floor extension	Mr Charles Bladon
OBJECTION - The proposal will impact on the appearance and setting of an adjoining thatched cottage "Far End" which the Council believes to be listed. Irrespective of listing the impact is still considered detrimental.					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01110/FULL (06/06/06)	Mr A Stoyle Overdale Alexandra Road Crediton EX17 2DH	Stephen Hargreaves Architecture & Design Ltd Beggars Roost Fore Street Morchard Bishop Crediton EX17 6NX	Stones Park Westwood Road Crediton Devon EX17 3LR	Alterations to fenestration	Mr Delwyn Matthews
NO OBJECTION -					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01197/FULL (06/06/06)	Crediton Area Liberal Democrats Property Trustees 3 George Hill Crediton EX17 2DT	AJH Buildplan 13 Hedgerow Close Crediton EX17 1DB	Crediton Area Liberal Democrats Committee 48 High Street Crediton Devon EX17 3JT	Installation of replacement windows to flat and new shop front	Mr Charles Bladon
APPROVED - Cllrs W Brown & Nation declared prejudicial interests and left the chamber during the consideration of this application.					

Type - Application Number	Applicant	Agent	Location	Proposal	Officer
06/01245/FULL (06/06/06)	Mr & Mrs R Gilbert 27 Exeter Road Crediton Devon EX17 3BW		27 Exeter Road Crediton Devon EX17 3BW	Conversion of barn to living accommodation	Ms Marie Stainwright
NO OBJECTION -					