



Credition Town Council



Minutes of the Meeting of the General Purposes Committee held on 6 May 2008

Present:	Councillors	Mr R Adams (Chairman) Mr W Brown Miss J Harris Mr F Letch Mrs E Brookes-Hocking Mr P Finnegan Mrs A Hughes Mr R Wright Mr N Way
In Attendance:	Clerk Press Public	Mr M Ashley 1 Councillor Elect Mrs L Scarbrough

GENERAL PURPOSES *(items for discussion and determination)*

114. Apologies

Councillor Nation for personal reasons.

115. Declarations of Interest

Personal	Councillor Hughes	Minute 124: Costain Funding
Personal	Councillor Brookes-Hocking	Minute 118 (b): Planning
Personal	Councillor Wright	Minute 122: Use of The Town Seal
Code of Conduct	Councillor Wright	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.

116. Public Question Time

None.

117. Chairman's Announcements

The Chairman took the opportunity to welcome Linda Scarbrough, recently co-opted Councillor to the General Purposes Committee.

118. General Purposes Committee Minutes

The Minutes of the Town Council's General Purposes Committee Meeting of 8 April 2008 were approved and signed as a correct record subject to the following addition:

Minute 109: "It was requested that the original CAMM proposal for CCTV be redistributed to Councillors, especially new Councillors who may not yet have seen it."

119. Planning

- a) *Planning Decisions.*
Noted. Decisions notified by the planning authority are appended.
- b) *Planning Applications*
Comments made in respect of planning applications considered at this meeting are appended.
- c) *Planning Applications and Items for Determination week ending Tuesday 8 April 2008.*
None.

120. Allotments

- a) An update on the current situation with the allotments was given to the Committee. It was noted that annual rental invoices and newsletters would be going out shortly. Concern was also raised about the overgrown state of the boundary of the Barnfield site and the premises in Spinning Path Gardens.
- b) The last minutes of the Boniface Allotment Association were received and noted.
- c) It was reported that the plot numbering project was completed with the exception of Moffat's Land, but that this would be finished very soon. It was also confirmed that there are surplus materials to make a few new markers if they are required.
- d) None reported.

121. Public Payphones

The notification of the intention to remove some BT payphones in the Mid Devon area was received and the removal of the payphones in Cridton on Exhibition Road and at Fordton was noted.

122. Land At Mill Street

The Committee considered that there would be no objection to sale of part of the open space providing the bench seat was retained in its present position and only the land to its rear is sold. It was also strongly felt that a restriction or covenant should be placed upon the land such that it may not be built upon but could only be used as open space, such as parking or garden. It was also recommended that the space should remain open to full public view by the restriction of the height of boundary walls or fences.

AGENDA ITEMS *(for discussion and recommendation)*

123. Use of Town Seal By Cridton Climate Act Group

The use of the Town Seal by the Cridton Climate Action Group on their proposed eco-shopping bag was recommended for approval.

124. Cridton Parking Traffic Order and Parking Review Report

The Parking Review report was unavailable at the time of the meeting and it was agreed to defer this item.

123. Town Council Website

Due to the commercially sensitive information of this item, it was agreed to defer this to Part Two.

124. Costain Funding

It was reported to the Committee that the cost of one of the proposed projects, provision of a skatepark was no longer as expensive as originally suggested due to a change in the suggested design. It was also noted that a presentation to the Council had been requested concerning the proposed skatepark. In light of this, it was agreed to defer this item until the presentation was made.

125. Cycle Track

It was agreed to defer this item as Councillor Way was due to attend to update the Committee on the progress of cycle path plans.

126. Street Naming

It was confirmed that the Town Council is a consultee but not the authority for road names. Mid Devon District Council are the road naming authority. It was also noted that the spur road to the station appears not to have an official name but is commonly known as Station Approach, the name the Station Tearoom uses on its postal address. It was agreed that MDDC should be informed that the Council recommends the commonly accepted name of Station Approach for this road in the event that the road is formally named. It was also recommended that this name should apply to the road only as far as the proposed bus gate to the rear of the proposed supermarket retail site, but not beyond it, to avoid confusion by implying that general traffic could access the station via this site. It was further recommended that the name Joseph Locke would be suitable to be incorporated into another road on the new development near the station.

Councillor Way entered the meeting.

127. Town Bus Service

The County Council's proposal for a new, three route bus service provided by S106 monies from the new retail development at Wellparks was discussed and Councillor Brown highlighted some of the issues causing concern. Of especial note was the issue of the large areas of the town not served by the new town bus and the proposed frequency the bus is expected to traverse the stretch of Exeter Road westwards from Station Cross, which was felt to be unachievable during busy periods. Councillor Brown laid out some suggestions for addressing these issues and it was agreed that Councillors attending the meeting with Devon County Council on the 21 May 2008 would use these as a basis for pursuing improvements in this town bus service with the County Council Officers.

128. Cycle Track and Exeter Road Crossing

- a) The County Councillor gave a report of the progress of a Sustrans survey of possible Crediton to Exeter cycle routes. Some of the practical and financial difficulties were outlined, such as the Exe River crossing at, or near, Cowley Bridge. It was noted that Devon County Council are generally keen on cycle paths and are interested in the Crediton to Exeter route. It was agreed that the County Council should be informed of the Town Council's strong support for progressing such a cycle path and that the Crediton Climate Action Group also be informed.
- b) The second issue raised by the Climate Action Group, namely the difficulty and dangers involved in attempting to cross Exeter Road anywhere to the eastwards of its junction with Park Road, was debated. It was noted that the problems and risks of crossing this road were of especial interest to bus users travelling East who wished to connect with the train service and also that having to wait for a bus at the Station Cross stops was particularly unpleasant. It was recommended that the Highway Authority be requested to review arrangements for pedestrians in this area in light of the forthcoming roadworks associated with the new Wellparks development. Consideration should be given to moving the bus stop out of the narrow part of Exeter Road, installing a pedestrian crossing and the possible use of pedestrian refuge islands, possibly in conjunction with the current traffic right turn, painted refuges in front of the Shell service station. Additional consideration should be given as to the possibility of using the access road between the industrial units currently occupied by Jewson and Creative Furniture to create a pedestrian access to the Station.

129. Correspondence Received

1. CCAG - e-mail: Update on CCAG activities & Transition Town status. Clerk to forward to councillors.
2. Standards Board for England - The Bulletin: No. 38, April 2008.
3. DAPC - e-mail: Guidance on Co-Opted Chairs.

4. Cllr. Nation - e-mail; Request for a presentation to CTC ref. the proposed skatepark.
5. DCC - e-mail: Devon unitary status Community Listening Event; 27 May 2008, 7:00-9:00pm, Boniface Centre.
6. MDDC - Summons & Agenda: Annual Council Meeting; 7 May 2008.
7. EU - Newsletter: Regional Policy newsletter, February 2008.
8. DCC - Notification of Grant: Parish Paths Partnership, (P3), grant 2008-09 (£900).
9. DCC - Notification of Road Closures: Buller Road; Thur. 8 - Mon. 12 May 2008; Salmon Pool Level Crossing; Wed. 28 May 2008; Landscore; Mon. 26 - Fri. 30 May 2008; Greenway; Mon. 04 - Fri. 8 Aug. 2008.
10. Mid Devon Transport Group - Invitation & Agenda: Stakeholder Forum; Tues. 20 May 2008, Tiverton.
11. DAPC - Information request: July Opinion piece, LCR.
12. NALC - Minutes: Larger Local Councils' Committee; Wed. 15 Apr. 2008.
13. Safer Devon Partnership - e-mail: Funding criteria and forms 2008-09. Future Agenda Item
14. Vitalise - Round robin letter: Request for funding. Future Agenda Item.
15. SLCC/University of Gloucestershire - Notification: Summer Seminars for Local Council Clerks.

BUSINESS BROUGHT FORWARD

130. It was reported that the dustcart had recently been held up for 50 minutes at the bend on the junction of Spruce Park and Butt Parks. Eventually the Police attended and have agreed to respond as rapidly as they can in the future and issue penalty notices where necessary.
131. Members were reminded of the forthcoming Mayor's Annual Reception and requested to respond if they had not already done so.
132. The Committee were informed of the incidence of vehicles parking on the corner of Dean Street and Exeter Road, near to Carey's Bistro. This was creating a hazard for both pedestrians and vehicles at this junction. It was noted that whilst MDDC were assuming responsibility for parking enforcement imminently, not all their officers had completed the necessary training and thus the impact upon illegal parking would be limited for approximately a month.

PART TWO

133. Town Council Website

The current situation with regard to updating and recommissioning the Council's website was reported to the Committee. It was noted that staff had experience of running websites and had helped to set up and maintain the Council's, but, currently, time and the specialist knowledge were no longer available within the resources provided by the Council. It was explained that much time and effort had been expended on getting local, reasonably priced suppliers to carry out the work but that of the five original approaches made, only one was now able to undertake this project and that any delay in commissioning them to start may endanger the price in the quotation presented to members. After some debate, it was recommended that the Clerk be asked to continue discussions with the supplier to recommission, improve and maintain the website for the best price achievable.

Meeting closed at 9:26 pm.

Signed:
Date:

(Chairman)

PLANNING DECISIONS AND APPLICATIONS FOR GENERAL PURPOSES COMMITTEE MEETING 06/05/08

Planning Decisions – as notified by the Planning Authority:

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00404/FULL (05/03/2008)	Mr D Dennis Development Projects Ltd Caseley Lustleigh Newton Abbott TQ13 9TN	Mr S Capewell CAPCAD Ltd 4 Bathern Road Southam Fields Exeter EX2 7QE	56 East Street Crediton Devon EX17 3BA	Conversion of hairdressing and beauty salon to 1 flat, and demolition of toilet block at rear	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00394/FULL (05/03/2008)	Mr John Tydeman 32 Avranches Avenue Crediton Devon EX17 2HB	Mr Mark Crawford Downside Cottage Yeoford Crediton Devon EX17 5EX	32 Avranches Avenue Crediton Devon EX17 2HB	Erection of first floor extension and single storey extension	Miss Tina Maryan
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00350/FULL (19/03/2008)	Mr J P De Boyer Winswood Spinney Park Road Crediton EX17 3BS		Winswood Spinney Park Road Crediton Devon EX17 3BS	Listed Building Consent for replacement gas flue on external wall	Miss Tina Maryan

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00456/FULL Development affecting public right of way. (19/03/2008)	Mr & Mrs Holden 1 Leys Cottages Cheriton Fitzpaine Crediton Devon EX17 4BD	Mr E Holden, Dip Arch, RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	99/100 High Street Crediton Devon EX17 3LF	Change of use from offices and consulting rooms to two flats	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00459/LBC Development affecting public right of way. (19/03/2008)	Mr & Mrs Holden 1 Leys Cottages Cheriton Fitzpaine Crediton Devon EX17 4BD	Mr E Holden, Dip Arch, RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	99/100 High Street Crediton Devon EX17 3LF	Listed Building Consent for internal and external alterations	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00471/FULL (19/03/2008)	Mr & Mrs D Howard Ard Choille Threshers Crediton EX17 3NL	R W Buchanan MRICS Chartered Surveyor 72 Sylvan Road Exeter EX4 6HA	Ard Choille Threshers Crediton Devon EX17 3NL	Erection of extension	Miss Tina Maryan

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00513/FULL (26/03/2008)	Mr N Fox & Miss H Roberts 12 Avranches Avenue Crediton Devon EX17 2HB	G F Simmons Merrimead Longpark Hill Torquay TQ1 4TG	12 Avranches Avenue Crediton Devon EX17 2HB	Erection of 2 storey extension	Miss Tina Maryan

Planning Applications

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00191/MFUL (24/04/2008)	M.P.Redstone C/o Nigel Cant Sutton Farm New Buildings Crediton Devon EX17 4PS		Crediton Tool Hire Union Road Crediton Devon EX17 3AL	Erection of extension and conversion of building to provide 10 self contained apartments, revised scheme	Mr Delwyn Matthews
OBJECTION – The Committee restated the previous objection to this application, namely: “ Due to the complete lack of on-street parking in the local vicinity and the additional pressure that would be brought to surrounding residential streets. Members would draw the Planning Authority’s attention to the structural strengthening needed and thus the suitability of the building for conversion to residential use.”						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00698/FULL (24/04/2008)	South West Galvanisers Ltd Marsh End Lords Meadow Ind. Estate Crediton EX17 1 DN	Michael Thorne Construction Ltd Bishops Court Gardens Clyst St Mary Exeter EX5 1DH	S W Galvanizers Ltd Marsh End Lords Meadow Industrial Estate Crediton Devon EX17 1DN	Erection of extension	Mr Delwyn Matthews
APPROVED -						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	08/00712/FULL (24/04/2008)	Mr & Mrs Thresher 13 Avranches Avenue Crediton Devon EX17 2HB	Select Windows Unit 6, 7 & 9 Devonshire Way Heathpark Industrial Estate Honiton Devon EX14 1YF	13 Avranches Avenue Crediton Devon EX17 2HB	Erection of extension to conservatory and new terrace	Miss Tina Maryan
NO OBJECTION -						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	08/00732/CAT (23/04/2008)	EDBF Ltd The Old Deanery The Cloisters Exeter Devon EX1 1HS	Mr Mark Lewis EDBF Ltd Property Services Dept. The Deanery The Cloisters Exeter EX1 1HS	The Rectory Church St Crediton Devon EX17 2AQ	Notification of intention to fell 1 Tulip tree within the Conservation Area	Miss Tina Maryan
NO OBJECTION –						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	08/00665/FULL (30/04/2008)	Ms G Stoneham Longfleet Old Tiverton Road Crediton EX17 1EG		Longfleet Old Tiverton Road Crediton Devon EX17 1EG	Terracing of garden and widening of pedestrian gate	Miss Tina Maryan
APPROVED –						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	08/00760/FULL (30/04/2008)	Tesco Stores Ltd C/O Burnett Planning and Development Ltd Golden Cross House 8 Duncannon Street London WC2N 4JF		Land at NGR 284419 99506 Exeter Road CREDITON Devon	Formation of temporary access	Mr Keith Garside
NO OBJECTION –						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	08/00766/FULL (30/04/2008)	Mr M Salter R J Salter & Sons 28 Marsh Road Lords Meadow CREDITON EX17 1EU	WWD Ltd Chiltern House Matford Court Sigford Road Exeter EX2 8NL	Hillside Buller Road CREDITON Devon EX17 2AX	Erection of 6 flats following demolition of bungalow (Revised scheme)	Mr Delwyn Matthews
OBJECTION – The previous objection to this application was restated, namely: “ The proposed building will excessively overlook neighbouring, lower level properties.” It was emphasised that three a storey development would be incongruous and out of keeping with the surrounding area. In addition, the complete lack of on-site parking will throw an additional burden on an already pressured local parking situation.						