



# Credition Town Council



## Minutes of the Meeting of the General Purposes Committee held on 7 October 2008

<b>Present:</b>	<b>Councillors</b>	<b>Miss J Harris</b> (Chairman) <b>Mr F Letch</b> (Council Chairman) <b>Mr W Brown</b> (part meeting) <b>Mrs E Brookes-Hocking</b> <b>Mr R Adams</b> <b>Mr P Finnegan</b> <b>Mr R Wright</b> <b>Mrs A Hughes</b>
<b>In Attendance:</b>	<b>Councillor</b> <b>Clerk</b> <b>Press</b> <b>Public</b>	<b>Mr N Way</b> (part meeting) <b>Mr M Ashley</b> <b>2</b> <b>4 (Incl. a Boniface Allotments Association representative)</b>

### GENERAL PURPOSES *(items for discussion and determination)*

#### 66. Apologies

Apologies were received from Councillor Scarbrough (personal commitments).  
 Councillor Way (non-member) had informed the Clerk, in advance, of his late arrival due to other commitments.

#### 67. Declarations of Interest

Personal	Councillor Harris	Minutes 72(a) Planning, (Application 08/01658/OUT)
Personal	Councillor Way	Minute 76 Exeter Rd. Link Road
Code of Conduct	Councillors Way & 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.

#### 68. People's Park Tree Survey Presentation by A.M.Lane Ltd.

Mr Tony Lane of A.M.Lane Ltd gave a presentation on strategic planning for the tree planting scheme in People's Park. He outlined options for the mature, larger trees at the top, northern side of the park as well as for the more recent, smaller trees in the central areas. The presentation emphasised the need to gradually replace the mature trees, starting soon, to prevent large gaps from being created.

#### 69. Public Question Time

There were no questions.

#### 70. Chairman's Announcements

The Chairman of the General Purposes Committee announced the intention to debate planning application 08/01658/OUT as the first item under planning as there were

members of the public present who had expressed an interest in this application. It was also proposed to accept public questions and representations in accordance with the Council's Code of Conduct Paragraph 12(2). This was agreed.

#### **71. General Purposes Committee Minutes**

The Minutes of the General Purposes Committee Meeting of 2 September 2008 were approved and signed as a correct record.

#### **72. Planning**

a) *Planning Application 08/01658/OUT*

*A member of the public gave a brief representation to the Committee objecting to this development.*

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

b) *Notification of Decisions Made by Planning Authority.*

Noted. Decisions notified by the planning authority are appended.

c) *Planning Applications*

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

*Cllr Harris Declared a prejudicial interest in Application 08/01722/FULL and left the meeting for the debate on this item.*

d) *Planning Applications and Items for Determination week ending Tuesday 7 October 2008.*

#### **73. Allotments**

a) *Current Status*

Members were given an update by the Clerk on the current situation with the allotments and the allotment waiting lists and invoices.

b) *Matters Raised by Tenants*

The Clerk outlined the proposal by the Allotment Association to draft a letter for tenants who leave their plots partially or wholly uncultivated. This was provisionally approved by the Committee, subject to seeing the draft letter before being sent.

*Councillor Brown arrived.*

c) *Barnfield Site Main Gate*

The Councillor who was going to report on this gate asked for this to be deferred. This was agreed.

d) *Allotment Judging Presentation.*

A proposal to present the allotment judging prizes in conjunction with the Allotment Association's AGM on Monday 3 November 2008 was agreed. It was further agreed to fund the additional half hour venue booking that will be required for the presentation. It was confirmed that the Boniface Allotments Association are happy with this arrangement..

e) *Boniface Allotment Association Minutes and Agendas*

The Minutes of the 18 August 2008 meeting and the agendas for the 29 September 2008 and AGM of 3 November were received and noted. The estimate of Association funding for the next financial year was also received and noted.

#### **AGENDA ITEMS (for discussion and recommendation)**

#### **74. Peoples Park Tree Assessment**

*Councillor Way arrived.*

It was noted that a number of the trees were memorial trees and that these would have to be rededicated if replaced and that some of the groups of younger trees had been planted by the two primary schools, with the numbers planted on the supposition that not all would

survive. After debate on whether to only address the gradual replacement of the larger, mature trees on the northern pathway, it was agreed that a plan needed to be made and budget set for the strategic management of all tree stock in the park.

#### **75. Floral CREDITON**

It was recommended that letters be sent to the Rotary Club of Crediton Boniface and Crediton Garden Centre thanking them for their efforts in assisting with Floral Crediton planting.

#### **76. Exeter Road Link Road Proposals**

It was agreed that this be deferred until the next Council Meeting. The closing date for local council consultation should also be ascertained.

#### **77. Correspondence Received**

1. Crediton & District Community Transport Co. Ltd – Notice of Annual General Meeting: Thursday 9 October 2008..
2. MDDC – Letter: Interest in Training on Planning. *Councillor Brookes-Hocking was interested, Clerk to contact MDDC.*
3. MDDC – Notification of Training: Code of Conduct for Town & Parish Councillors; Thursday 6 November 2008.
4. NALC – legal Briefing: The Local Authorities (Indemnities For Members and officers) Order 2004
5. Post Office Ltd – Network Change Programme: Devon Area Plan
6. The Standards Board For England – Town And Parish Standard: Issue 3; September 2008.
7. Home-Start Mid Devon – Application Information: Joining as a Member.
8. MDDC – Letter: Opportunity to Adopt or Sponsor Certain Public Payphones.
9. Crediton Tree Group – Letter: Trees In Crediton Town. *Future Agenda Item*
10. DAPC – Draft Response: Boundary Committee consultation on Proposals for Unitary Government in Devon, *(Previously circulated)*.
11. Mr C. GHaydon – e-mail: Rememberence Sunday Arrangements.
12. Crediton Festival 2009 Committee – Minutes: Meeting of 22 September 2008.
13. CCD – Newsletter: Home Grown – Community Owned Food Growing Projects; September 2008.
14. Macmillan Cancer Support – Notification: The Macmillan Autumn Walk Challenge; Sunday 19 October 2008.
15. UNISON – Notification: Review of Members Subscriptions. *(Passed to MDDC Payroll)*.
16. DAPC – e-mails: Revised Bus Routes in North and West Devon.
17. DAPC – e-mail: Request for interesting topics for Town and Parish Annual Meetings.
18. MDDC – e-mail: Notice of Imminent Deadline; Young People’s Fund 2; 16 October 2008.
19. Mr J.Boyle – Letter: To DCC; Crediton Link Road Exhibition.
20. DCC – Notification of Road Closure: Landscore & Westwood Road; 29 – 31 October 2008.
21. DPFA – Notification: Workshops and Training; “Making Sport And Play Accessible And Inclusive For All”
22. MDDC – Consultation – Town & Parish Council Questionnaire; MDDC Budget Consultation.
23. MDDC – Information: Funding For Town & Parish Councils For IT Kit.
24. East & Mid Devon Community Safety Partnership – 2008 -2011 Plan.
25. DCC – Notification: Changes to The Registration of Common Land and Greens; Commons Act 2006.
26. DCC – Letter: Tesco Development; Enhanced Bus Service.

## **Business Brought Forward**

### **78. Planning**

The Planning Authority should always use the full address, when available, of planning applications so that the public can understand the exact location. For example, Application 08/01668/FULL gave only a grid reference on the High Street whilst the Street number was omitted. The District Council should be requested to provide this information on the weekly notification lists.

### **79. “Previously Circulated” Documents**

Councillor Adams requested that the Clerks, where possible, indicate when documents had previously been circulated.

### **80. The Site of the Old Woods Premises on Exeter Road**

Councillor Hughes reported that rubbish was being piled up in the courtyard, including old cars. It was agreed that this was a matter for Environmental Health.

Meeting closed at 21:17 pm.

Signed:

(Chairman)

Dated:



# Credition Town Council

Market Street, Credition, Devon, EX17 2BN  
Telephone: 01363 773717  
Fax: 08717 142066  
Email: townclerk@credition.gov.uk



The Area Planning Officer  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP

09 October 2008

## PLANNING APPLICATIONS

I have enclosed an extract from the minutes of the General Purposes Committee meeting held on 7 October 2008, setting out the comments made in respect of planning applications considered at that meeting.

Yours sincerely,

Martin Ashley  
Assistant Town Clerk

## PLANNING DECISIONS AND APPLICATIONS FOR GENERAL PURPOSES COMMITTEE MEETING 07/10/08

**Planning Decisions** – as notified by the Planning Authority:

<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	06/02670/OUT (1/2/2007)	Tesco Stores Ltd C/o Burnett Planning & Development Ltd Golden Cross House 8 Duncannon Street London WC2N 4JF		Land To South Of Exeter Road Wellparks Credton Devon EX17 3PP	Outline for mixed use development comprising of foodstore, petrol station, car park. pub/ restaurant, change of use and refurbishment of redundant class B8 building to provide 6 residential units, Class B1a office use, Class B1c light industrial use, Drai	Mr Keith Garside
<b>DECISION</b>	<b>Type - Appeal Entered</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	07/01951/FULL (11/14/2007)	P & J Tucker Clare Smith 2 Meadow Gardens Credton Devon EX17 1EJ	Ivor Smith Springfield Doddiscombsleigh Exeter EX6 7PR	2 Meadow Gardens Credton Devon EX17 1EJ	Change of use of garage to dog grooming business and widening of driveway to provide 1 additional parking space	Mr Delwyn Matthews
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01251/FULL (7/30/2008)	Midas Homes Ltd Homeside Lodge Silverhills Road Newton Abbot TQ12 5YZ	Mr D Jones Midas Homes Ltd Homeside House Silverhills Road Newton Abbot TQ12 5YZ	Land at NGR 283 714 99715 Exeter Road Credton Devon	Revised design for Plot 77 of previously approved scheme 06/01031/FULL	Mr Keith Garside

<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01320/FULL (7/30/2008)	Trustees of Crediton Community Church C/o 6 Popes Close Crediton EX17 2AD		Crediton & District Conservative Club Searle Street Crediton Devon EX17 2AT	Change of use from club (Sui generis) to place of worship (D1)	Mr Keith Garside
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01345/FULL (8/6/2008)	Mr P Huda 45 Threshers Crediton EX17 3JJ		45 Threshers Crediton EX17 3JJ	Erection of ground floor extension and first floor extension over garage	Miss Tina Maryan
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01392/FULL (8/6/2008)	Ms L Findlay Yule Cottage Parliament Street Crediton EX17 2BP	Mr I Cornwall Yule Cottage Parliament Street Crediton EX17 2BP	Yule Cottage Parliament Street Crediton EX17 2BP	Retention of garden shed	Miss Tina Maryan
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01457/FULL (8/13/2008)	Mr & Mrs Beer Fairmount Barnfield Crediton Devon EX17 3HY	Coastal Windows and Conservatories 8 Silverhills Buildings Silverhills Road Decoy Industrial Estate Newton Abbot TQ12 5LZ	Fairmount Barnfield Crediton Devon EX17 3HY	Erection of a conservatory	Mr Delwyn Matthews

## Planning Applications

<b>APPLICATION</b>	<b>Type - Deferred Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01658/OUT (9/10/2008)	CIR Development Ltd 19 Highacres Loders Bridport Dorset DT6 3UJ	Randell Burton Architects Ltd The Studio 7 William Street Tiverton EX16 6BJ	Land and Buildings at NGR 283409 100132 (Rear of Clouds) Barnfield Crediton Devon	Outline for the erection of 1 dwelling	Mr Keith Garside
	<p><b>Object</b> - On the grounds that the proposed application is out of place and is overdevelopment of the site. It negatively impacts the neighbouring Conservation Area, dominating the skyline, as previously recommended by MDDC's Conservation Officer. It also negatively impacts the amenities of properties below the site in Park Street. However, in the event that the Authority approves the application, conditions should be placed limiting the height of the ridge of the property to 7m on the highest point of the North East elevation and on the East-West ridgeline. The building should only be permitted at the Southern, upper side of the site and that all surfaces should be of permeable material in accordance with sustainable drainage principles. In addition, the landscaping should preserve the green space and wildlife habitat that is currently sustained by the present trees and flora. The building should respect the outline of the local area in much the same way as the nearby property, Treetops.</p>					
<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01632/FULL (9/17/2008)	Mr R Dunn 6 St Lawrences Green Crediton Devon EX17 3LH	Mrs I Lee-Wright Lee-Wright Associates Ltd Friends Gallery Coldharbour Mill Uffculme Cullompton EX15 3EE	6 St Lawrences Green Crediton Devon EX17 3LH	Erection of garage/workshop and widening of entrance	Miss Tina Maryan
	<b>No Objections -</b>					



<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01633/LBCL (9/17/2008)	Mr R Dunn 6 St Lawrences Green Credton Devon EX17 3LH	Mrs I Lee-Wright Lee-Wright Associates Ltd Friends Gallery Coldharbour Mill Uffculme Cullompton EX15 3EE	6 St Lawrences Green Credton Devon EX17 3LH	Listed Building Consent for erection of garage and widening of entrance	Miss Tina Maryan
<b>No Objections -</b>						

<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01668/FULL (9/17/2008)	WJV Property Development Co. Ltd C/o Mr A Stockel Allen Stockel Planning Consultant Hillside Chulmleigh EX18 7EA		Buildings at NGR 283150 100288 High Street Credton Devon	Conversion of building to 1 dwelling and reinstatement of 2 dwellings (Revised scheme)	Mr Keith Garside
<b>No Objections -</b>						

<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01689/TPO (9/17/2008)	Mrs I Davies 3 Taw Vale Terrace Station Road Credton EX17 3BU		Taw Vale Terrace Credton Devon EX17 3BU	Application to fell 1 Oak tree protected by Tree Preservation Order 1987/1	Miss Tina Maryan
<b>No Objections</b> – Pending arboriculturist’s recommendation.						

<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01702/FULL (9/24/2008)	Mr C Pearce C/o Watts & Associates 13 Castle Park Road Whiddon Valley Barnstaple EX32 8PA	Mr I Braunton 13 Castle Park Road Whiddon Valley Barnstaple EX32 8PA	27 High Street Crediton EX17 3AH	Change of use from shop to cafe	Miss Tina Maryan
	<b>Approved -</b>					
<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01722/FULLL (9/24/2008)	Mr S Reed Scrabbacleave House Wembworthy EX18 7QS	Mr S Oakes MRT Homes Ltd Unit 1 Whitecross Farm Cheriton Fitzpaine Crediton EX17 4HE	The Bungalow Charlotte Street Crediton EX17 3BE	Erection of 2 semi- detached houses after demoliton of existing bungalow	Mr Delwyn Matthews
	<b>No Objections -</b>					
<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01755/FULLL (9/24/2008)	Mr S Nightingale Millham Farm Bow Mill Lane Bow Crediton EX17 6JE		Sunspot The Burrowe Crediton EX17 2BW	Erection of replacement conservatory	Mr Delwyn Matthews
	<b>No Objections -</b>					

<b>APPLICATION N</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01750/FULLL (9/24/2008)	Mr P Fletcher 2 Blagdon Rise Crediton EX17 1EN		2 Blagdon Rise Crediton EX17 1EN	Erection of a shed/workshop	Miss Tina Maryan
<b>No Objections -</b> On the proviso that the current Laurel hedge is retained						

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01549/FULLL (10/1/2009)	Mr Dylan Frost 13 Spruce Park Crediton Devon EX17 3HQ		13 Spruce Park Crediton Devon EX17 3HQ	Retention of conservatory	Miss Tina Maryan
<b>No Objections -</b>						

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01685/FULLL (10/1/2009)	Mr C Sleep Milk Link Processing Ltd Church Lane Crediton EX17 2AH		Milk Link Processing Ltd Church Lane Crediton Devon EX17 2AH	Erection of extension to dairy entrance	Mr Keith Garside
<b>No Objections -</b>						

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	08/01732/FULL (10/1/2009)	Mr P Franklin 10 Stanbury Court Crediton EX17 2AS		10 Stanbury Court Crediton Devon EX17 2AS	Erection of a shed	Miss Tina Maryan
<b>No Objections -</b>						