



Credition Town Council



Minutes of the Meeting of the Finance & General Purposes Committee held on 7 February 2012

Present:	Councillors	Miss J Harris (Chairman) Mrs L Brookes-Hocking Mrs L Conyngham Mr A Leighton Plom Mr B Dixon Mr M Szabo
In Attendance:	Councillors District Councillor Clerk Public	Mr N Way Mr R Wright Mr M Ashley 1 (Allotment Association Representative) 8, including 7 Residents of Queen Elizabeth Drive
	Rymack Ltd Press	4 Representatives 1

AGENDA ITEMS (for discussion and determination)

129. Apologies

Councillor T Connell for medical reasons and Councillors F Letch and A Hughes for Personal Reasons.

130. Declarations of Interest

Code of Conduct	Councillor Way	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.
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131. Public Question Time

There were no public questions.

132. Meeting Management

The Chairman announced that there would be an emergency item on the Buller Square fire and the Council's Credition Support Fund. The item would take place after the item on planning.

133. Pre-Application Consultation Presentation on Proposed Development at Trenavin

The representatives of the agent, Rymack Ltd, gave a brief presentation on a pre-application consultation for a proposed development at Trenavin, George Hill, Credition. Brief details of the layout, number of dwellings, including affordable housing, as well as vehicle and pedestrian accesses were given to Councillors and the representatives answered questions from Council members and members of the public.

The Rymack Ltd representatives left the meeting.

134. Chairman's & Clerk's Announcements

The Assistant Town Clerk reported the staffing situation and workload in the Town Clerk's Office and therefore the delay in the completion of some routine tasks.

135. General Purposes Committee Minutes

The minutes of the General Purposes Committee meeting held on 8 November 2011 were received and approved as a correct record.

136. Matters Arising

- Minute 112:* Councillor Way updated members on progress with the installation of new grit and salt bins in the town by the Highways Authority.
- Minute 113:* Councillor Brookes-Hocking reported that the Policy and Forward Planning Working Group had now met.
- Minute 115:* At the request of Councillor Conyngham, the Assistant Town Clerk updated members on progress with this item.
- Minute 123:* At the request of Councillor Dixon, the Assistant Town Clerk confirmed that no further communications had been received from the Parish Church.

137. Allotments

- a) The Clerk updated members on current issues, vacancies and the present state of the waiting list. In addition major points and issues raised by the Allotment Association at their committee meeting of 25 January 2012 were reported to members.
 - b) There were no additional issues raised by the Allotment Association beyond those briefed by the Clerk.
 - c) There were no allotment tenants present.
- The Boniface Allotments Association Representative left the meeting.*

138. Planning

- a) *To consider issues arising from the pre-application consultation on the proposed development at Trenavin by Rymack Ltd.*

A member of the public made a representation to inform Councillors that they believed the District Authority's maximum recommended housing density for this site was 25 units, even if the theoretical maximum possible density greater. It was also pointed out that the development may well seriously impact the tree density on the site.

After consideration, members emphasised the following:

 1. The development will affect the character of the area of the town.
 2. The development will affect the green infrastructure of the area of the town.
 3. The buildings should be of two storey construction only with no loft development.
 4. The impact on the local road infrastructure and traffic must be seriously considered.
 5. A second pedestrian and cycle access should be provided from the stub road or turning bay in the South West corner of the development through to George Hill.

Additionally, it was agreed to request that the District Council confirm the following:

 1. The housing density provided for when last assessed for the Local Plan.
 2. That the District Council and Highways Authority have been consulted on the effects of the development on traffic and transport infrastructure.
 3. The Air Pollution Officer had been consulted on the impacts of the development.
 4. A Planning Officer to visit the Town Council once the application has been submitted.
 5. A suitably long consultation period be allowed to respond to the application, to permit the consideration of the application against the Town Council's Town Plan.
- b) *Planning Decisions*

The Planning Decisions were noted.
- c) *Planning Applications*

Comments made in respect of planning applications considered at this meeting are appended.
- d) *Supplementary Applications and Applications/Items for Determination week ending 8 February 2012*
- e) None.

The 8 members of the public left the meeting.

139. Crediton Support Fund for Those Residents Made Homeless by The Buller Square Fire

To Assistant Town Clerk gave a brief update on the size of the fund, arrangements made for accounting for and banking monies, including the valuable assistance of the District Council's Local Area Office in handling the cash and measures taken to provide an acceptable audit trail. The actions taken to manage other offers of help in the form of practical assistance and lists of items for donation were also reported. The County Council Ward Member also updated the Committee

140. Finance

- a) The Schedule of Accounts, Cheque numbers 3400 to 3408 totalling £6,837.22, was approved.
- b) Members were unable to consider the donation request from the Crediton Food Festival as councillors had not received the papers. This was deferred to the next Town Council.

141. Parish Paths Partnership Sub-Committee Meeting Minutes

- a) The notes of the Parish Paths Partnership Sub-Committee meeting held on 21 December 2011 were received and noted.
- b) The recommendations of the Parish Paths Partnership Sub-Committee, as previously considered by the Finance Committee, were approved.

142. Peoples Park and Scout Memorial Gardens Working Group Minutes

- a) The notes of the Peoples Park and Scout Memorial Gardens Working Group meeting held on 31 January 2012 were unavailable due to the events of the incident in Buller Square and subsequent calls upon the Clerk's Office resources.
- b) This item was deferred to the next Town Council meeting.

143. Peoples Park and Scout Memorial Gardens Signage

The Committee considered reports of skateboarders and cyclists using the Scout Memorial Gardens as a sports and skate park and measures to deter such use were debated. It was agreed that signage forbidding skateboarding and other "extreme" style sports needed to be erected at the Memorial Garden and that the cost, wording, location and actual erection needed to be investigated.

144. Mid Devon District Council – Economic Strategy Documentation

The Committee received and considered the District Council's Economic Strategy Document. Some concerns about the document were aired, however it was felt that there had not been sufficient time allowed for thorough consideration of the document to be made. It was therefore agreed to defer the item to the next Town Council and request the District Council extend the response deadline accordingly.

145. Broadband Issues *(documents distributed separately)*

- a) The request from the Connecting Devon and Somerset Broadband Programme for community engagement and support was received and considered. It was agreed that the Town Council support the campaign.
- b) The press release from BT concerning broadband improvements in Devon was received and noted.

146. Action for Market Town Awards 2012

The merits and drawbacks of entering the Action for Market Towns annual awards 2012 were considered. It was agreed that it would take some effort to complete an award bid in time. Councillor Leighton Plom stated that he would be prepared produce an entry but would need help from another Councillor. It was agreed that all Councillors would be asked to consider if they could help Councillor Leighton Plom.

147. Town Council Newsletter and Communications

Councillor Szabo updated members on progress he had made investigating greater distribution of the Council's quarterly newsletter. Members agreed that Councillor Szabo continue his investigations into distribution and display options to enhance the visibility of the newsletter.

148. Crediton Cemetery and Recycling *Item requested by Councillor Conyngham*

Councillor Conyngham had noted the amount of compostable waste that was being disposed of via rubbish bins in the cemetery and wondered whether it was not possible for the District Council to install a compost bin next to each waste bin to avoid this material being sent to landfill. It was agreed that Councillor Conyngham should contact the District Council's Open Spaces & Cemeteries Manger to progress this.

149. Register of Publicly Owned Property and Assets in the Town *Item requested by Councillor Dixon*

The Committee considered a motion placed before members by Councillor Dixon: "Since the enactment of the Localism Bill is nearing completion this issue is becoming urgent. It is therefore moved that a letter, signed by the Clerk, to be sent by Royal Mail to the Chief Executives of each local authority requesting the Town Council be provided with a list of their publicly owned assets in the form of buildings and land that each authority respectively owned, with a request for an urgent reply to be included." After consideration the motion was approved. It was briefly considered that this be made a freedom of information request, however, it was felt it better to

give the local authorities the opportunity of responding before resorting of the Freedom of Information Act.

150. Correspondence Received

1. Community Leadership (SW) – Newsletter: Town & Parish update and information.
2. DCC – Notification: Diversion of Footpath 28 Near to Salmonhutch.
3. Western Power Distribution – Road Closure Notification: Belle Parade, 10th, 11th & 14th May 2012.
4. Western Power Distribution – Road Closure Notification: George Hill, 9th – 11th May 2012.
5. Blackrock Investments – Annual Report: Peoples Park charity Fund.
6. PIANO – Progress Report: Pianos In Accessible New Outlets Jubilee Proposal.
7. The Wessex Reserve Forces and Cadets Association – Invitation Letter: Mayor to attend Dinner, Mar. 22, 2012.
8. MDDC – Letter: S106 Open Space Contributions & Spend Procedure.

Information

1. NALC – Policy Consultation PC02-12: Allocation of social accommodation
2. Devon & Cornwall Police Authority – Newsletter: Authority Matters, Jan.2012.
3. BBC – Website Article: “More Homeless Seek Help In Devon says Church Charity”; (CHAT)
4. DALC – Training Notification: “Planning System Explained” Feb. & March 2012,
5. Devon Playing Fields Association – Newsletter: “The Playing Field” – Winter 2011-12.
6. Allotment Regeneration Initiative – Newsletter: Winter 2011-2012.

Business Brought Forward

151. Saxon Close Play Area

Councillor Conyngham reported that she had attended the previous Community Safety Partnership meeting on this issue, but was unable to attend the next on Thursday 15 March at 1:00 a.m. Were any other Councillors able to attend. It was noted that residents’ feelings are very strong on both sides of the debate.

152. Crediton Youth Council

Councillor Leighton Plom informed members that two volunteers had contacted him expressing an interest in becoming members of a Youth Council.

Meeting closed at approximately 21:22.

Signed:

(J Harris, Chairman)

Date:

Crediton Town Council

PLANNING DECISIONS AND APPLICATIONS FOR FINANCE & GENERAL PURPOSES COMMITTEE MEETING 07 FEBRUARY 2012

Planning Decisions – as notified by the Planning Authority:

DECISION	<p>Type – Decision</p> <p>Reference: 11/01720/FULL Full planning application Address: Lords Meadow Leisure Centre Commercial Road Lords Meadow Industrial Estate Crediton Devon EX17 1ER Description: Installation of 291 solar photovoltaic panels on part roof Decision: Grant permission</p> <p>Web link: 11/01720/FULL</p>
DECISION	<p>Type – Decision</p> <p>Reference: 07/02267/FULL Address: 16 & 17 Charlotte Street Crediton Devon EX17 3BG Description: Erection of 9 flats with parking facilities following demolition of redundant garage (Revised Scheme) Decision: Details Pursuant</p> <p>Web link: 07/02267/FULL</p>

DECISION**Type – Appeal Decision**

Reference: **04/00593/FULL/NMAA and Appeal Ref. APP/Y1138/C/11/2153806**

Address: Land at NGR 283335 100449 (adjacent to Telephone Exchange) Parliament Street Crediton Devon

Description: Enforcement Notice ENF/11/00044/NUDUR, removal of foundations and concrete blocks not approved in the original application determination.

Decision: **Appeal Allowed**

Web link: [04/00593/FULL/NMAA](#)

DECISION**Type – Decision**

Reference: **11/01731/FULL** Full planning application

Address: Fairpark Exeter Road Crediton Devon EX17 3BJ

Description: Erection of garage, garden machinery store, workshop and office

Decision: **Deemed Withdrawn**

Web link: [11/01731/FULL](#)

DECISION**Type – Decision**

Reference: **11/01796/FULL** Full planning application

Address: Rodd Brothers 4 Bank Place Market Street Crediton Devon EX17 2AJ

Description: Change of use from disability learning centre to dwelling

Decision: **Grant permission**

Web link: [11/01796/FULL](#)

DECISION	Type – Decision
	Reference: 11/01938/FULL Full planning application
	Address: 1 Westwood Close Crediton Devon EX17 3NJ
	Description: Erection of replacement garage
	Decision: Grant permission
Web link: 11/01938/FULL	

DECISION	Type – Decision
	Reference: 11/01966/FULL Full planning application
	Address: Arwen Alexandra Road Crediton Devon EX17 2DH
	Description: Raising of ridge height of part roof, installation of 2 dormer windows and balcony
	Decision: Grant permission
Web link: 11/01966/FULL	

Planning Applications

APPLICATION	Type – Application - Deferred
	Reference: 12/00046/FULL Full planning application, registered 09/01/2012
	Address: West Park Alexandra Road Crediton Devon EX17 2DH
	Description: Retention of partially constructed garden wall and its completion in a modified form on the southern boundary, and retention of engineering operations within rear garden
	Web link: 12/00046/FULL
No Objections – To the retention of the wall as revised in height and structure. However, members felt that the rendered wall would be best left unpainted to weather and in addition, that a mixed Devon hedge should be planted to further hide the wall.	

APPLICATION

Type – Application - Deferred

Reference: **12/00067/FULL** Full planning application, registered 13/01/2012
 Address: Land at NGR 282268 100872 (Between Nos. 88 & 90) Queen Elizabeth Drive Crediton Devon
 Description: Erection of 1 dwelling with garage/driveway

Web link: 12/00067/FULL

OBJECTION – Members fully supported the residents' of Queen Elizabeth Drive objections to the proposal as it represents overdevelopment of a small site with inadequate supporting road infrastructure.

APPLICATION

Type – Application

Reference: **12/00063/FULL** Full planning application, registered 18/01/2012
 Address: M Baker South West Ltd Unit 5 Creedy Vale Down End Lords Meadow Industrial Estate Crediton Devon EX17 1HN
 Description: Change of use from Class B2 (general industrial) to Class B1(b) (research and development) or Class B1 (c) (light industrial) or Class B8 (warehouse and distribution)

Web link: 12/00063/FULL

No Objections -

APPLICATION

Type – Application

Reference: **12/00114/FULL** Full planning application, registered 23/01/2012
 Address: Brambles Broad Close Crediton Devon EX17 3NQ
 Description: Erection of first floor extension, conservatory and porch canopy

Web link: 12/00114/FULL

No Objections -

Type – Application

Reference: **12/00128/FULL** Full planning application, registered 26/01/2012

Address: West Hill Western Road Crediton Devon EX17 3NF

Description: Erection of dwelling and construction of new access

Web link: [12/00128/FULL](#)

Defer – To allow individual member site inspection.

Credition Town Council

SCHEDULE OF ACCOUNTS SUBMITTED TO A MEETING OF THE FINANCE & GENERAL PURPOSES COMMITTEE

7 February 2012

Cheque Number	Comment				Sub-Total	Total
3400	Tanglewood Project	4388	2nd Release of 2nd Tranche Donation	LGA'72 S111		1,214.50
3401	Spinnakers Gallery	4387	SW In Bloom Certificate Framing	LGA'72 S111		28.67
3402	CED Natural Stone	4389	Final Payment, (Snagging Works Materials)	OSA 1906 S72		174.81
3403	Boniface Centre	4390	Sustainable Credition Seminar Venue	LGA'72 S111		75.00
3404	MDDC	4391	Payroll Charges Jan. 2011	LGA'72 S111	4,792.14	
		4392	IT Support Feb. 2012	LGA'72 S111	216.00	5,008.14
3405	Concorde Copiers	4393	Jan. '12 Printer Costs	LGA'72 S111		30.20
3406	Hoopers Services	4394	Peoples Park Path Chippings	OSA 1906 S72	65.00	
		4394	Barnfield Hedge Trimming	SHAA 1908 S26	60.00	125.00
3407	Phillips Stationery	4396	Jan - March Newsletter	LGA'72 S142		181.00
N/A	Credition Town Council	N/A	Credition Support Fund - Cheqs. To CTC	N/A		-190.00
3408	Credition Support Fund	N/A	Cheqs Received by CTC	N/A		190.00
Total						6,837.32

Credition Town Council

BANK BALANCES SUBMITTED TO A MEETING OF THE FINANCE & GENERAL PURPOSES COMMITTEE

7 February 2012
(As @ 02 Feb. 2012)

Lloyds Current	1,048.91
Precept Reserve	51,596.56
Reserves	42,549.56
Petty Cash	44.43
Income Petty Cash	62.55
Total	95,302.01

Credition Town Council

ASSETS & COMMITMENTS SUBMITTED TO A MEETING OF THE FINANCE & GENERAL PURPOSES COMMITTEE

7 February 2012
(As @ 02 Feb. 2012)

Bank & Cash Holdings	95,302.01
VAT	11,524.87
Creditors (Suppliers & Liabilities)	-6,837.32
Debtors (Customers)	1,430.23
Total	101,419.79