



**Minutes of Crediton Town Council's Policy & Forward Planning Committee, held on Tuesday, 5<sup>th</sup> July 2016, at 6.00 pm, at the Council Offices, Market Street, Crediton**

**Present:** Cllrs Mr A Wyer (Committee Chairman), Mr F Letch, Mrs L Brookes-Hocking, Mr W Dixon and Mrs H Sansom

**In Attendance:** Mrs Clare Dalley, Town Clerk  
1 member of the press

**20. To receive and accept apologies**

It was **resolved** to receive and accept apologies from Cllrs Mr N Way and Mr D Webb. (Proposed by Cllr Wyer)

**21. Declarations of Interest**

Cllr Letch declared that as a member of more than one authority, 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.

Cllr Wyer declared a personal interest in agenda item 8 'Mid Devon District Council – Planning Applications' and planning application numbered 16/00825/MFUL as the applicant is known to him in a business capacity.

**22. Public Question Time**

There were no members of the public present.

**23. Order of Business**

There were no changes to the order of business.

**24. Chairman's and Clerk's Announcements**

There were no announcements.

**25. Policy & Forward Planning Committee Minutes** – To approve and sign the minutes of the Policy & Forward Planning Committee Meeting held on 7<sup>th</sup> June 2016. It was **resolved** to approve the minutes, of the Policy & Forward Planning Committee Meeting held on 7<sup>th</sup> June 2016, as a correct record and they were duly signed by Cllr Wyer. (Proposed by Cllr Letch)

**26. Matters Arising**

Minute number 141 - Cllr Brookes-Hocking advised that a letter had been sent to Devon County Council regarding the Heart of the South West Devolution bid. The Clerk read the response received from Mr Phil Norrey, Chief Executive, Devon County Council a copy of which is attached as Appendix One.

The Clerk provided an update on the following:

- Minute number 15 - An e-mail had been sent to Stephen Walford, Chief Executive of Mid Devon District Council, regarding the need for dogs to be kept on leads and for owners to clean up after their dogs. The Clerk read the response received from Mr Walford, a copy of which is attached as Appendix Two. Members were unhappy with the response received as it did not acknowledge the objections of the Newcombes Meadow Community Group; neither did it answer the questions regarding dog control and faeces. The Clerk was asked to raise these issues again.

Initials: *AW*

- The Clerk advised that Devon County Council has advertised the Crediton Traffic Regulation Order. Two responses have been received which are being discussed with the relevant County Councillors. It is hoped the works can be carried out during the summer.

## 27. Mid Devon District Council – Planning Applications

Mid Devon District Council, the determining Authority, has asked for comments from the Town Council on the following planning applications:

Reference: 16/00825/MFUL

Proposal: Construction of an anaerobic digestion plant including vehicular access from Down End, provision of infrastructure works to support the plant including creating compensatory flood storage and regrading of land and landscaping and all associated works and development

Location: Land at NGR 284938 100390 (Goosealler Marshes), Commonmarsh Lane, Lords Meadow Industrial Estate

Applicant: Mr G Kerslake, c/o Mr E Heynes, Jillings Heynes Planning Ltd, Two Acres, UnderLane, Newmills, Launceston, PL15 8SN

Cllr Letch confirmed that representatives of the Town Council will be attending a site visit on 7<sup>th</sup> July 2016. It was resolved to recommend OBJECTION to the application on the following grounds:

- It will damage the local setting.
- The increased transport will have a detrimental impact on Crediton due to increased traffic movement and the subsequent negative impact on air quality.
- The transport plan detailing where feed is sourced from and the routes taken to access the site cannot be guaranteed or conditioned for.
- It will detrimentally impact the visual quality of the local area.
- The development is in close proximity to the River Creedy being only 50 metres away. This is unacceptably close.
- Government policy on anaerobic digestion plants states that they should not be fed by purpose grown crops. This development proposes that it will be fed by 80% of purpose grown crops.
- There has been no noise assessment for the plant. Noise will be generated from the site and from the vehicles visiting the site.
- Odours from anaerobic digestion plants can be highly offensive ranging from the storage of the decomposing crops to the possibility of the plant failing and needing to be vented.
- There will be unavoidable fluid run-off, which could cause pollution to the River Creedy.
- It is unacceptable development on the flood plain.
- The valley land will require complete re-engineering in order to accommodate the development, which will result in the natural environment being destroyed.

(Proposed by Cllr Brookes-Hocking). Cllrs Letch and Wyer abstained.

## 28. To receive an update on the progress of Crediton Neighbourhood Plan.

The Neighbourhood Plan Steering Group met with their planning consultant Jo Widdecombe and Mid Devon District Council Forward Planning Officers on 20<sup>th</sup> June 2016. This meeting proved extremely useful as the Neighbourhood Plan has to be in accordance with the Local Plan and the National Planning Policy Framework. They were able to discuss developments in Crediton over the past 5 years which were considered by the Group to be inappropriate in relation to the feedback received from the household survey. It identified significant loopholes within the Local Plan that did not protect Crediton.

The Group is now looking to create a 'Design Brief', a definition of what sustainability means to Crediton, master plans for walking and cycling and improvements to the High Street. The results of the Health & Social Care Public Consultation in October are also needed to gain an understanding of what health provision in Crediton is required. MDDC hope that the Local Plan will be ready by Spring 2017.

Initials: *AW*

The Clerk suggested she works closely with the Neighbourhood Plan Steering Group regarding the October public consultation to ensure that all the information required is captured.

29. **To discuss this Committee's aims and objectives for the next six years in order for them to be considered in the development of Crediton Town Council's 5 Year Strategic Plan.** No further objectives were raised. The draft working document had been circulated with the agenda. It was resolved to approve the design and layout of the document. (Proposed by Cllr Letch)
30. **To review the development of the Town Council's short term strategic plan and agree any actions.** A copy of the working document had been issued with the agenda. It was resolved to approve the design and layout of the document. (Proposed by Cllr Wyer)
31. **To discuss the town asset and service audit and to agree the layout and how the information will be recorded.** A sample detailing the proposed layout, prepared by the Assistant to the Town Clerk & Mayor, had been issued with the agenda. It was resolved to approve the design, layout and level of detail of the document. (Proposed by Cllr Brookes-Hocking)
32. **To receive an update from the Clerk on the following and to agree any further actions required:**
- **The purchase of two dog bins to be sited in the area south of Tesco**  
The Clerk reported that contact had been made with Sandford, Newton St Cyres and Shobrooke Parish Council's to establish if they would consider contracting a dog waste service. At present their service is provided by MDDC, however there is significant uncertainty regarding the future of the service. In view of this, the Parish Clerks have expressed an interest in an alternative however, they do not have a sufficient quantity of bins to make an alternative contract viable. The Clerk confirmed she will be expanding her investigations to other surrounding parishes.
  - **Marsh Lane road widening scheme**  
The Clerk reported that that no further updates had been received.
  - **Purchase of a defibrillator to be located in the vicinity of Crediton Town Square**  
The Clerk advised that two quotes had been received and a third was awaited. Once the third quote is received she will liaise with Tesco regarding any additional fundraising required.
  - **Youth provision in Crediton**  
The Clerk confirmed that she had met with Lauren Strand, Youth Worker at Crediton Methodist Church, to catch-up on the latest developments. Due to circumstances beyond Lauren's control, the youth survey had not been distributed to students at QE Academy. The Clerk confirmed she had requested a meeting with Mr Poole at QE Academy in order to discuss this further. The Clerk reported that she had received an e-mail from Mr Simon Niles, Locality Lead at Devon County Council, who advised that in the future there may be the opportunity for organisations to commission from the new youth service. Mr Niles will keep the Clerk updated as matters progress.
- Cllr Brookes-Hocking suggested that it may be worthwhile meeting with Lauren and the Methodist Church Management Group in order to discuss the current service provided and its future.
- **Registration of the land situated at the bottom of Red Hill Cross**  
The Clerk confirmed that the Council's paperwork had been searched and a copy of all relevant documents had been forwarded to the Council's solicitors.

- **Public/community consultation event, regarding health and social care, at the Boniface Centre in October 2016.**

The Clerk advised that a list of health and social care providers had been created and would be circulated to members for their consideration.

The approach to organising the event, including guest speakers, was discussed. It was agreed that initially the Clerk needed to engage with the new Devon Clinical Commissioning Group. It was recommended that the Clerk contact Mr Richard Ward, Practice Manager at Chiddenbrook Surgery on how best to do this.

**33. To receive an update on the Keep Crediton Clean Campaign including:**

- **Crediton Town Council dog poo bags**

The Clerk advised that she had obtained quotations for the purchase of bespoke dog poo bags and these were considered by Councillors. The Clerk advised that there were two types of bag available, one made in China and one made in the UK and provided Councillors with examples. The one made in the UK was better quality but more expensive. The minimum order for either bag is 50,000. It was resolved to purchase 50,000 red opaque bio LD polythene bags (UK made) at a total cost of £1,050 plus VAT with the funds being taken from the Council's general fund. It was further resolved for the artwork for the bags to be circulated by e-mail to members of the Committee and agreed via common consensus, in order for the Clerk to place the order prior to the next meeting of the Committee. (Proposed by Cllr Brookes-Hocking)

- **Professional printing of the leaflet**

The leaflet had been circulated prior to the meeting. It was resolved as follows:

- to amend the leaflet to explain that dog poo bags can be disposed of in general waste, as well as designated dog poo bins, and that they should not be left in hedges and on trees.
- To instruct Hedgerow to print 500 leaflets at a total cost of £98.00 plus VAT.

(Proposed by Cllr Sansom)

- **'Keep Crediton Clean Campaign' stickers which can be distributed to children to wear, as well as used elsewhere.**

It was resolved to approve the 'Keep Crediton Clean Campaign' sticker. (Proposed by Cllr Letch)

The Clerk showed members a draft dog fouling poster. It was resolved to approve the dog fouling poster. (Proposed by Cllr Sansom)

Cllr Letch suggested making Crediton a Street Improvement Town (S.I.T.). He would like to get the support of the Town Council and Crediton Courier to encourage residents to tidy up their streets by looking after the pavement outside their own homes and that of their neighbours, if they are less able bodied. It was resolved to support Crediton becoming a Street Improvement Town. (Proposed by Cllr Letch)

**34. To consider and comment on Mid Devon District Council's revised Statement of Community Involvement.** The information relating to this item had already been issued to Councillors. It was resolved to comment on Mid Devon District Council's revised Statement of Community Involvement as follows:

Crediton Town Council welcomes the revised Statement of Community Involvement and wishes to make the following observations:

- Inclusivity is limited by technology, such as IT access, broadband speeds and easy access to hardware.

- There is an assumption that every person has means of access to a computer and the knowledge and skills to access the information in an electronic format.
  - There needs to be other methods of consultation and engagement, particularly in regard to planning applications other than technological.
  - One-off public exhibitions held for a few hours in an evening will inevitably exclude sections of the community.
  - With regard to consulting Town and Parish Councils at the earliest possibility, would MDDC be prepared to consider this meaning immediately after pre-application discussions and before application submission?
  - Crediton Town Council welcomes the attendance of Planning Officers at open parish/town meetings regarding pre-submission applications.
- (Proposed by Cllr Brookes-Hocking)

35. **To consider and comment on Mid Devon District Council’s new Supplementary Planning Document on refuse storage for new residential properties.** The information relating to this item had already been issued to Councillors. It was resolved to comment on Mid Devon District Council’s new Supplementary Planning Document on refuse storage for new residential properties as follows:

Crediton Town Council welcomes the new Supplementary Planning Document on refuse storage for new residential properties in particular the requirement for new builds to have space for wheelie bins. The Council believes further consideration needs to be given to the increased space required inside a house for the sorting of recyclables prior to putting them out for collection. Due to the amount of space required for recyclables within the home there is concern that the black bag still remains the principle container for the disposal of refuse, including recyclables.

(Proposed by Cllr Brookes-Hocking)

**PART TWO ITEMS**

36. It was resolved that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information. (Proposed by Cllr Wyer)
37. **To consider the draft final report on the Mid Devon District Council building feasibility study prepared by Devon Communities Together and agree any further actions required.** A copy of the report had been issued prior to the meeting. Due to the confidential and commercial sensitivity of this item no further information can be disclosed.
38. **Close**  
The meeting closed at 8.30 pm

Signed...  .....

Date: 06/09/16 .....(Chairman)

*Atw*



**Emma Lucas**

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**From:** Emma Lucas  
**Sent:** 08 July 2016 10:52  
**To:** Emma Lucas  
**Subject:** FW: HotSW Devolution Bid and Town & Parish Councils

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**From:** Phil Norrey [<mailto:phil.norrey@devon.gov.uk>]  
**Sent:** 28 June 2016 14:03  
**To:** Clare Dalley  
**Cc:** Simon Niles; Sue Rook  
**Subject:** Re: HotSW Devolution Bid and Town & Parish Councils

Dear Clare,

You will probably be aware that the Devolution process is somewhat freeform and that thus far the timetable has been ill defined. Our proposals were originally developed against a tight timetable and with an expectation that they would focus on strategic measures to promote growth and improve productivity. We were then absorbed in a discussion between 17 principal councils and 2 National Parks about high level governance and particularly the issue of a directly elected mayor. The Secretary of State has indicated within the past few weeks that he is prepared to consider a deal with out a directly elected mayor and that has given the process new impetus.

Up to this point most deal processes have made little provision for incorporating detail of further devolution, as a result of the tight timescales and the need to focus on direct negotiation with central government departments.

All of that said there is a commitment in the HOTSWS partnership to the Combined Authority acting as an umbrella under which powers and responsibilities ceded by central government should be devolved to the most appropriate level. The detail of this may or may not be written into the first agreement but I fully expect that should a 'deal' be struck this will be the start of a lengthy process (for example, Manchester is now starting work on its fourth 'deal') which sees a significant change to the landscape of government in our region. As yet there are no real patterns to follow - no deal has been concluded in a predominantly rural area, with the exception of the Cornwall deal which is significantly less ambitious in its scope. We are discussing with DALC and SALC about how we can best either incorporate front line Councils in the first deal or develop approaches to further devolution once the deal has been struck.

We have, of course, just entered a period of uncertainty for national government and it is anybody's guess as to the priority which will be put on concluding regional devolution deals in the coming months!

I have copied both Simon Niles and Sue Rook, who is in our Devolution programme office, into this response. We will be happy to discuss further with you.

Phil

On 28 Jun 2016, at 09:18, Clare Dalley <[townclerk@crediton.gov.uk](mailto:townclerk@crediton.gov.uk)> wrote:

Dear Mr Norrey

I am writing with reference to the HotSW devolution bid, which Crediton Town Council has noted with interest.

While it is understood that the government wishes to devolve powers and spending on public services away from Whitehall departments to local areas, there is real concern that the HotSW bid is by no means local enough. It is important that devolution does not stop at the combined authority, county or district level, it must involve the communities it is there to represent and serve.

To this end, the Town Council would like to know how Devon County Council (as one of the prospectus partners) plans to include towns like Crediton in their devolution prospectus.

Thank you for your time and I look forward to hearing from you.

Yours sincerely,

Clare Dalley

Clare Dalley (Mrs)

**Town Clerk & Responsible Financial Officer**

Crediton Town Council

Market Street

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**Emma Lucas**

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**From:** Emma Lucas  
**Sent:** 08 July 2016 10:55  
**To:** Emma Lucas  
**Subject:** RE: Newcombes Meadow, Crediton

**From:** Stephen Walford  
**Sent:** 01 July 2016 15:32  
**To:** Clare Dalley  
**Subject:** FW: Newcombes Meadow, Crediton

Clare

I gather that this was a conscious decision with respect to the 'youth' part of the play area.

The refurbishment of the play area at Newcombes has been undertaken in complete partnership with the Community Group. The Group includes a Town Council rep. as well as park users. The Council with the Group developed the project and the Group led with further consultation.

The original requirement was to retain perimeter fencing to play area.

During the install it became apparent that a certain piece of equipment would provide a nuisance to a neighbouring resident who had missed the consultation process. Attempts were made to give assurance to the resident of the likely extent of any nuisance and propose mitigation to reduce that further. On reflection it was decided to relocate this piece of equipment.

This was for two reasons. The resident wouldn't be easily satisfied and users of the park had also feedback on the installation generally with comment of it would be nice to have more free space around the paddling pool for sitting out and running around. An alternative site within the fenced enclosure for the piece of equipment was unavailable so a bit more radical thought was given to how this could be accommodated.

The play area is sited on elevated land within the park. The alternative location for the equipment was on the lower level and outside the fenced area. It was illogical to have a piece of play equipment outside the play area and inappropriate to extend fencing to enclose the equipment. In full consultation with the Community Group and with the knowledge of Ward Members it was agreed to go ahead with the proposed resiting of the equipment. It was also agreed to provide an additional piece of equipment from the original consultation wish list to link the site utilising the change in level. This decision also included the removal of the fencing to part of the play area and enlarging the paddling pool enclosure.

It should be understood that the play area is zoned into toddler, primary and youth and paddling pool areas. Fencing has only been removed from the youth area. The other 3 zones are fenced and in fact the toddler zone is further fenced again.

The Council, when it undertakes refurbishment of its play areas will, in consultation with the users and Members, seek not to replace fencing when that is appropriate. This has been done with all of the recent refurbishments where a play area exists within a larger park. There is argument that fencing provide unnecessary barriers to childrens free play and if the risk of having no fencing is considered to be satisfactory then the Council is removing the barriers.



In the context of Newcombes, the higher risk areas (paddling pool for sure and arguably the toddler area) remain fenced as does the primary area too in this case. The fencing has been removed from the youth area only where the risk or need to control children with fencing is minimal at most. There is good argument that there is no need for any fencing save for the paddling pool. Control of dogs or their keepers is the flip side to this of course but not one that has been an issue especially to the council's knowledge at the other sites where there is no fencing.

Steve Densham has confirmed that the Community Group including Town Council rep. had been involved with the evolution of this and the decision making throughout, so it appears that some of the specifics may have got lost in translation somewhere – however, this was a known action and one that was taken in the best interests of delivering the play area as the community wanted.

Regards  
Stephen

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**From:** Clare Dalley  
**Sent:** 28 June 2016 14:04  
**To:** Stephen Walford  
**Subject:** Newcombes Meadow, Crediton

Hi Stephen, congratulations on the house move and getting your sky box connected!

At a recent Town Council Policy and Forward Planning Committee meeting, members were advised that Mid Devon District Council (MDDC) has recently removed some of the fencing around the play equipment in Newcombes Meadow. This was done despite the Newcombes Meadow Community Group's objections and clear evidence that the community wished for play equipment to remain fenced off for children's safety. When asked why, members were informed by Steve Densham, that it is the District Council's policy is to remove fencing situated around play areas.

At a time when MDDC are cutting costs and devolving services to parish and town councils it does seem absurd that money is being unnecessarily spent removing fencing that the community want left in place!

This means that dogs can now access the children's play areas and although there are some signs telling people to keep their dogs on leads they are not prominent enough and it does not happen. This is combined with the fact that MDDC do not have enough staff to enforce the rules in the park.

In summary, the Town Council strongly objects to the removal of the fencing around the children's play equipment and that Mid Devon District Council did not consult it on such a significant change. These changes have made the whole of Newcombes Meadow a play area and it must be treated as such, which means MDDC must take action to ensure that dogs are kept on leads at all times and that owners clean up after their dogs.

The Town Council would welcome your thoughts on this situation and confirmation of what actions MDDC will be taking to ensure that dogs are kept on leads and that owners clean up after their dogs.

Best wishes

Clare Dalley

**Clare Dalley (Mrs)**  
**Town Clerk & Responsible Financial Officer**  
Crediton Town Council  
Market Street  
Crediton