



Credition Town Council



Minutes of the Meeting of the Town Council held on 12 December, 2006

Councillors:

Mr R Edwards (Chairman)
Miss J Harris
Mr W Brown
Mr D Nation
Mr R Adams
Mr N Way (part meeting)
Mr J Downes
Mr C Haydon
Mrs J Pitts
Mr P Taylor

In Attendance:

Mr L Stroud (DCHS)
Public (1)
Clerk

Mr M Maggs

Prior to the meeting Mr Laurie Stroud, Director of Development for Devon Community Housing Society, gave a presentation on his society's proposals for affordable homes on land near Clifford Gardens.

The proposals would be presented to the Planning Authority in January subject to S106 and environmental considerations. The purpose of the presentation was to make the Town Council aware of the proposals in advance of a formal application.

DCHS was established 41 years ago and owns approximately 1600 units for rent across the county. The society was set up to help develop shared ownership and has a very strong caring philosophy.

The proposals included the provision of supported accommodation for people with special needs. The development would consist of 10 units in total comprising 2 blocks of 1 bedroomed flats (4 units) and 6 family houses. Detailing on the buildings had been guided by the planners using brick and traditional roof structures. Construction would meet high ecological standards and efforts had been made to move towards achieving carbon neutral buildings.

The areas of public open space would either be maintained by MDDC or DCHS – subject to S106 negotiations. People on MDDC housing waiting lists would almost certainly be considered. A link to Jockey Hill had been considered and discussed with the planners. However, the gradients appeared too difficult and the cost of stabilising the bank would be prohibitive.

On behalf of the Council, the Chairman thanked Mr Stroud for taking the time to provide advance information and members looked forward to the receiving the formal proposals in the New Year.

135. Apologies

Apologies were received from Councillor E Brown (illhealth).
Councillor Way arrived.

136. Declarations of Interest

Prejudicial	Councillor Taylor	Minute 141b – 06/02451/FULL
Personal	Councillor Nation	Minute 141b – 06/02336/FULL
Personal	Councillor Harris	Minute 142b(2)
Personal	Councillor Taylor	Minute 142b(2)
Personal	Councillor Nation	Minute 142b(2)
Personal	Councillor Way	Minute 145
Personal	Councillor Harris	Minute 156
Code of Conduct	Councillor Nation Councillor Haydon 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.

137. Public Question Time

Following his written request, an allotment tenant asked for the Council's support for concessionary rents for pensioners (see minute 143).

138. Chairman's Announcements

None.

139. Town Council Minutes

The minutes of the Town Council meeting held on 21 November 2006 were approved and signed as a correct record with the following correction:

Minutes 114 and 134: Councillor Harris did not leave the meeting but declared a personal interest and did not vote.

140. Matters Arising

Minute 124: It was suggested that, in order to accommodate members with disabilities, alternative arrangements for voting (other than a show of hands/paper ballot) should be considered. The Clerk would prepare suggestions for the next revision of Standing Orders.

Minute 131: Details of the protest against the proposed closure of Exeter Road were provided.

141. 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.

Councillor Taylor left the meeting for the duration of the debate on application 06/02451/FULL.

c) *Planning Applications and Items for Determination-week ending 12 December 2006*

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

d) *Development of MDDC Land*

Following a request for the Town Council's views on the development of two areas of MDDC owned land, it was agreed that the following response should be made:

Eveleigh Flats Car Park

The Council would object to any use other than car parking, taking into consideration the acute shortage of parking in the town.

Land at Cockles Rise

The Council would support the use of this land for social/affordable housing only, otherwise the area should be retained as Public Open Space.

142. Finance

a) *Schedules of Accounts*

The schedule of accounts, numbers 002556 to 002564 amounting to £9881.25 was approved.

b) *Donation Requests*

1) *CRAMP*

It was agreed to provide £300 from the unused annual allocation for Crediton Carnival. The Council expressed its thanks to CRAMP and everyone involved in the organisation of the Christmas Town Square event.

2) *CTAG*

It was agreed to provide £200 from the "ad hoc" allocation to demonstrate the Council's support, in principle, for the aims of the group.

3) *Fairtrade*

Deferred, for further information, to Finance Committee for recommendation.

There were no other requests.

143. Allotments

a. *Matters Raised by Tenants*

None.

b. *Tenants' Association – Update*

The Clerk reported that the newly created Boniface Allotments Association was developing very well with valuable and keen support from members. Preparations for an AGM in February were being made.

c. *Tenants' Association – Grant*

Details of the proposed costs were circulated to councillors. It was agreed to offer full support for the association; a grant of £135 to assist with administration and £365 to cover the cost of insurance. The insurance costs would be recouped from 2007/2008 rents.

d. *Concessionary Rents*

It was agreed that the matter of concessionary rents should be discussed by tenants at the Association's AGM. It was further agreed that, if concessionary rents were approved, there should be no overall reduction in income. It was important to sustain an adequate level of income to cover costs, regular maintenance and provision for future improvements. Any discounted rents would have to be subsidised by other tenants or the local tax payer.

AGENDA ITEMS

144. Crediton Hospital

The Chairman outlined the recently announced proposals to reduce the number of beds at the hospital by 6. The draft letter of objection was approved with minor amendments to accommodate more recent communication with the Chairman.

145. Highways

a) *Bus Clearway*

It was agreed to approve the proposals for the bus clearway. Councillors were concerned that the map appeared to include proposals for "No Waiting at Any Time" on adjacent roads over and above the current restrictions. Councillors stressed that they did not wish any existing restrictions to be changed or new ones introduced.

b) *Exeter Road Closure*

1) *Meeting – 7 December*

The Chairman provided an update following the recent meeting with interested parties and the Highway Authority. Consideration was being given to the introduction of a voluntary one-way system. Tesco would be approached about the possible use of land at Exeter Road for temporary car parking as the Park & Ride facility at the station was considered insufficient. Any diversions would be altered to accommodate developing problems. Best efforts would be made to

ensure access along Four Mills Lane for emergency vehicles and public transport.

Letters from local residents were read out or passed to councillors.

It was agreed that current legislation prevented adequate Highway Authority intervention. To this end, the Town Council supported the DCC ward member's intention to raise the issue at the next DCC Council meeting. The Chairman also agreed to attend and put forward the Town Council's concerns. The matter would be raised at the next joint MDDC/DCC Mid Devon Highways and Traffic Orders Committee meeting.

In the meantime, the Clerk was asked to convey the Council's objection to the proposed road closure and request, in the event of closure, precisely what provisions would be made for emergency vehicles and the procedures used to control access through Four Mills Lane. In addition, details, with maps of the diversion routes, should be provided for further consultation.

2) *Letter from Head of Highway Management*

Noted.

146. Town Square Seating

It was reported that the new seating did not appear to be as comfortable or as well used as other more traditional seating provided in other locations. There was considerable disagreement over whether the Town Square was successful or being put to sufficient use. After some debate, it was agreed to ask MDDC to install two traditional wooden seats, on a trial basis, to see if the provision of more comfortable seating would encourage greater use of the Town Square.

147. Town Seal

The request from Crediton Fairtrade Partnership to use the Town Seal on letterheads and the proposed Crediton Fairtrade Directory was approved.

148. Greenway Play Area

A summary of responses from local residents was tabled. Responses were still being received by MDDC. The next MDDC Play Area Working Group meeting would be held in March. It was agreed to defer discussion to the February GP or TC meeting. The Clerk to ask MDDC to provide further feedback from residents in preparation for that meeting.

149. Cockles Lane

The MDDC Development Services Manager had requested Town Council support for the recently completed scheme, following a complaint from the Devon Buildings Group.

It was agreed to offer full support and praise for the improvements made to this part of the town. It was important to maintain a realistic balance between preserving the character and features of this historic area and providing suitable, safe, access particularly for children attending Haywards School.

150. CORRESPONDENCE RECEIVED

1. Mid Devon Local Development Framework – Examination into the Core Strategy – PEM Minutes & EIP Programme.
2. MDDC – Parish Emergency Planning – recent developments – partnership arrangements with DCC. Chairman to action.
3. Devon Primary Care Trust – Financial Recovery Programme.
4. Paul Brown – A377 Closure. Clerk to copy to councillors.
5. DAPC – Lyons Inquiry Newsletter.
6. DAPC – Procedure Booking for Training Events.
7. DCC – Phil Norrey's Presentation to Technical Workshop with Town & Parish Clerks on the Local Gov White Paper.
8. MDDC – Change in Community Housing Strategy to Choice Based Lettings from the current points based system.
9. Crediton TAG – Notes of meeting 30/11.
10. MDDC – Funding Bricks no. 94 – Environmental Grants.
11. Wildbore & Gibbons – “SAINT BONIFACE / ST BONIFACE” trademark renewal. Agenda item at Finance Committee.

12. Sustainable Communities Seminar Notes.
13. Crediton TAG News Release 28/11.
14. DAPC Larger Councils Sub Committee Minutes 23/11.
15. Unison – Local Gov Pension Scheme – negotiations update.
16. Boniface Link Association – Agenda 4/12 + Minutes 9/10.
17. Community Safety Partnership – CCTV Expansion Consultation. Clerk to chase proposals for Finance Committee.
18. MDDC – Local Investigation conclusion of complaint submitted to the Standards Board for England.
19. DCC – Temporary road closure A377 Exeter Road – Information Sheet.
20. Tescos – Proposals for Crediton – Notice of public meeting exhibition 28/11-1/12.
21. MDDC – Notice of Council Meeting 13/12 and minutes of two policy committees held 4/12 and planning committee held 6/12.

151. BUSINESS BROUGHT FORWARD

a. Tesco – Consultation

Agenda item at next meeting.

b. Market Street Car Park

Problems were reported with the developer encroaching onto car park. MDDC were monitoring the situation and would take appropriate action as necessary.

c. PCSO's & Police Focus Group

Concern was expressed over the possible reduction in PCSO's. The Police had agreed to attend the January TC meeting to provide an update and respond to councillors' questions.

d. Butt Parks

Issues involving anti-social behaviour by youths had been reported to the Police. The Clerk would request more frequent patrols.

PART TWO

152. Administration

Councillor Harris left the meeting. The Chairman and Clerk provided an update.

Meeting closed at 10.40pm.

Signed:

(R Edwards – Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 12 DECEMBER 2006

Planning Decisions – as notified by the Planning Authority:

DECISION	Type - Application Granted					
	Number 06/01879/FULL (11/22/2006)	Applicant Mr S Reed C/o Keith Mortimer Upper Park 2 Searle Street Crediton Devon EX17 2AT	Agent Keith Mortimer Upper Park 2 Searle Street Crediton Devon EX17 2AT	Location 48a Park Street Crediton Devon EX17 3EH	Proposal Erection of an extension	Officer Mr Charles Bladon

DECISION	Type - Application Granted					
	Number 06/02168/FULL (11/22/2006)	Applicant Mr C Pike	Agent Mr S A G Bryant, SAB Drawing & Design 26 Marguerite Road Tiverton EX16 6TD	Location Gamlens Exhibition Road Crediton Devon	Proposal Erection of a 2 storey extension	Officer Mr Charles Bladon

Planning Applications - The Town Council considered the following applications:

APPLICATION	Type - Application					
	Number 06/02401/FULL (11/14/2006)	Applicant Mr J. M. Clotworthy The Shrubbery Coplestone Crediton EX17 5NE	Agent Randell Burton Architects Ltd The Studio 7 William Street Tiverton EX16 6BJ	Location The Old Mill Belle Court Crediton Devon EX17 3LE	Proposal Conversion and extension of existing warehouse to form 1 new dwelling, 3 flats and 2 bed-sits	Officer Mr Keith Garside
APPROVED - Councillors expressed reservations over the feasibility of conversion based on the uncertainty as to whether the building was structurally sound. The town's main sewer runs directly under the development.						

APPLICATION	Type - Application					
	Number 06/02402/CAC (11/14/2006)	Applicant Mr J. M. Clotworthy The Shrubbery Coplestone Crediton EX17 5NE	Agent Randell Burton Architects Ltd The Studio 7 William Street Tiverton EX16 6BJ	Location The Old Mill Belle Court Crediton Devon EX17 3LE	Proposal Conservation Area Consent for demolition of part of existing structure	Officer Mr Keith Garside
APPROVED -						

APPLICATION	Type - Application					
	Number 06/02336/FULL (11/28/2006)	Applicant R J Brooks & Son Ltd Unit 3 Commercial Road Business Park Commercial Road Crediton Devon EX17 1ER	Agent AJH Buildplan 13 Hedgerow Close Crediton EX17 1DB	Location Land At NGR 284397 100273 Commercial Road Crediton Devon	Proposal Change of use from class B2 to class B8	Officer Mr Jeremy Ebdon
APPROVED - Councillors expressed some concern over the potential reduction in employment opportunities.						

APPLICATION	Type - Application					
	Number 06/02434/FULL (11/28/2006)	Applicant Somersfields Stores Ltd Somersfield House Whitchurch Lane Bristol BS14 0TJ	Agent CDA - Mr P Davies 86 King Street Manchester M2 4WQ	Location Somersfield Stores Ltd Mill Street Crediton Devon EX17 1EY	Proposal Erection of refrigeration plant unit to the rear of service yard	Officer Mr Jeremy Ebdon
NO OBJECTION - provided noise levels are constrained to acceptable levels.						

APPLICATION	Type - Application					
	Number 06/02435/OUT (11/28/2006)	Applicant Mr A B Courtis C/o Nigel Cant Planning Sutton Farm New Buildings Crediton EX17 4PS	Agent Nigel Cant Planning Sutton Farm New Buildings Crediton EX17 4PS	Location 21 Victoria Crescent Crediton Devon EX17 1DZ	Proposal Outline application for the erection of a dwelling and formation of access	Officer Mr Jeremy Ebdon
OBJECTION - Councillors considered this to be an inappropriate development for the size and location of the site. Not in keeping with the existing street scene, height or appearance of surrounding buildings.						

APPLICATION	Type - Application					
	Number 06/02400/FULL (12/5/2006)	Applicant W. V. J. Property Development Company Limited C/o Hillside Chulmleigh EX18 7EA	Agent Allen V. J. Stockel Hillside Chulmleigh EX18 7EA	Location Buildings At NGR 283150 100291 High Street Crediton Devon EX17 3AH	Proposal Conversion of building to 1 dwelling and reinstatement of 2 dwellings	Officer Mr Keith Garside
APPROVED - Councillors suggested that it would be more helpful if postal addresses were used as location descriptions rather than map references.						

APPLICATION	Type - Application					
	Number 06/02436/ADVERT (12/5/2006)	Applicant Somersfield Stores Ltd Somersfield House Whitchurch Lane Bristol BS14 0TJ	Agent Mr Paul Davies CDA 86 King Street Manchester M2 4WQ	Location Somersfield Stores Ltd Mill Street Crediton Devon EX17 1EY	Proposal Advertisement Consent for 2 replacement fascia signs, 1 replacement totem sign and applied vinyl graphics to lobby and ATM room	Officer Mr Charles Bladon
APPROVED -						

APPLICATION	Type - Application					
	Number 06/02451/FULL (12/5/2006)	Applicant Mr D Moore Upauver Jockey Hill Crediton Devon EX17 1DP	Agent Reed Construction & Development The Linhay Nymet Rowland Bow EX17 6DB	Location Upauver Jockey Hill Crediton Devon EX17 1DP	Proposal Reserved matters for the erection of 2 detached dwellings with garages and alteration to vehicular access	Officer Mr Keith Garside
NO OBJECTION - On-site retention of excavated soil has affected levels, resulting in neighbouring properties being over-looked. Councillors suggested the erection of a solid screen fence on the southern boundary to help overcome this problem.						

APPLICATION	Type - Application					
	Number 06/02493/LBC (12/5/2006)	Applicant Steve Densham Mid Devon District Council Lowman House Lowman Green Station Road Tiverton Devon EX16 4LA	Agent	Location 5 Cockles Lane Dean Street Crediton Devon EX17 3ER	Proposal Listed Building Consent for underpinning of cob wall	Officer Mr Jeremy Ebdon
APPROVED -						