



Credition Town Council



Minutes of the Meeting of the Town Council held on 18 September, 2007

Present:	Councillors	Miss J Harris (Chairman) Mr R Adams (part meeting) Mr S Baker Mrs E Brookes Hocking Mr W Brown Mr J Downes (part meeting) (Vice Chairman) Mr N Way (part meeting) Mr D Nation Mr P Finnegan Mr D Sansom Mr R Wright Mr F Letch
In Attendance:	Clerk Press	Mr M Maggs

AGENDA ITEMS

83. Apologies
None.

84. Declarations of Interest

Personal	Councillor Way	Minute 91b - 07/01743/FULL
Personal	Councillor Wright	Minute 91c Area Development Plan (Exeter Road Retail Development)
Prejudicial	Councillor Nation	Minute 91c – Area Development Plan (specific issue not discussed) CRE8 i
Prejudicial	Councillor Brookes-Hocking	Minute 91c Area Development Plan (Town Square Parking)
Personal	Councillor Baker	Minute 91c Area Development Plan (Exeter Road Retail Development)
Prejudicial	Councillor Adams	Minute 91c Area Development Plan (Exeter Road Retail Development)
Prejudicial	Councillor Harris	Minute 91c Area Development Plan (Exeter Road Retail Development)
Prejudicial	Councillor Brown	Minute 91c Area Development Plan (specific issue not discussed) CRE8 ii
Code of Conduct	Councillor Nation Councillor Way Councillor Wright Councillor Downes	As members 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.

85. Public Question Time

None.

Councillors Adams and Downes arrived.

86. Chairman's Announcements

The Chairman reported that the annual Floral Crediton presentation was successful but not well attended by winners or councillors.

87. Town Council Minutes

The minutes of the Town Council Meeting held on 24 July 2007 were approved and signed as a correct record.

88. Matters Arising

Minute 68: three bins would be provided by sponsorship – 2 at Peoples Park and 1 at Upper Deck.

Minute 69: it was reported that the DCC Executive Support Member for Health and Social Services would attend a meeting with the Partnership Trust Chief Executive and the co-chairmen of the Crediton Hospital Action Group on 25 September.

Minute 76: it was reported that at a meeting held on 5 September MDDC agreed to change its democratic process to a Leader and Executive system.

89. General Purposes Committee Council Minutes

a) The Minutes of the General Purposes Committee meeting held on 4 September 2007 were received and noted.

b) The recommendations of the General Purposes Committee held on 4 September 2007 were approved.

90. Matters Arising

None.

91. 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) *Area Development Plan - Issues and Options Reports*

Councillors Nation and Brown declared prejudicial interests in relation to specific issues in the Area Development Plan which were not discussed and they did not leave the meeting. The Chairman, Councillors Adams and Brookes-Hocking declared prejudicial interests in relation to specific issues in the Area Development Plan (Exeter Road Retail Development and Town Square Parking) and left the meeting. The Vice Chairman took the chair for the duration of the debate on these issues.

It was agreed that the Clerk should pass the following comments to the Planning Authority:

5.0 Crediton Issues and Potential Sites (Specific Objectives):

Add to 5.1 d – “Seek provision of a cycle route between Crediton and Exeter.”

Add to 5.1 g – “Seek adequate provision and allocation of space for town centre parking.”

Add to 5.1 h – “to ensure the provision of adequate open spaces in any new development.”

Add 5.1 j – provide a link road between the A377 and the Lords Meadow Industrial Estate including obtaining appropriate S106 funding towards its construction.

Sustainability Implications of Potential Sites

Councillors indicated that they were reluctant to accept any further development in the town but expressed a preference for development at Red Hill Cross (CRE7) over a development at Chapel Downs (CRE13 Site 1) provided that development was preceded by the construction of a link road.

Councillors objected to development at Sites 3 and 4 unless adequate traffic relief is provided by the construction of a link road to relieve congestion at the junction of Exeter Road and Park Road.

Councillors objected to development at Pedlerspool (Site 11). Development of this site would compromise the setting of the town and destroy an attractive valley having an adverse effect on the rural landscape and possibly precluding the development of a single site school.

Councillors also requested that the Planning Authority investigate the potential development to the south of the town through the provision of suitable service roads into Station Cross.

d) *Planning Applications and Items for Determination-week ending 18 September 2007*

1) *Planning Applications*

None.

2) *Items for Determination and Information Stakeholder Consultation*

A letter had been received inviting the Council to attend a pre-application consultation meeting concerning the future development of Red Hill Cross. It was agreed to hold a meeting provided the public would be admitted but councillors acknowledged the need to discuss commercially sensitive information in a closed session.

92. Finance

a) *Schedule of Accounts*

The schedule of accounts, numbers 002696 to 002714 amounting to £6297.97 was approved.

b) *Donation Requests*

Festival 2009

It was agreed to advance the first of three annual instalments of £200 (as previously approved by Council budget resolution).

c) *Other Donation Requests*

None.

SPECIFIC AGENDA ITEMS

93. Standing Orders

Due to lack of time, deferred to next Council meeting.

94. CCTV

a) Following a short discussion, it was agreed that the Chamber of Commerce solicitor (partner in scheme) should be approached to confirm the legal implications for the Council on the revised partnership arrangements. The advice to confirm the implications of ownership and compliance with Information Commissioner regulations and current codes of practice. It was suggested that any delay involved in obtaining this advice would not affect completion of the current phase of installation. The Council would review its position on receipt of this advice.

b) It was agreed to defer consideration on this issue until the final version had been prepared, following receipt of legal advice and approval of any budgetary implications.

- c) Councillor Adams was appointed as the Town Council representative on the CCTV working group (proposed Partnership Committee) pending clarification on any personal code of conduct issues.

95. Bus Services

a) *Proposed Retail Development/Foodstore Bus Service*

It was agreed that a meeting between Transport Authority (DCC) officers, the County ward member and Town Councillors should be arranged to discuss the proposals for the new town bus service. The Clerk to action.

b) *Bus Route 50*

It was agreed that the Clerk should write to the bus operator and the Transport Authority complaining in the strongest possible terms about the announced shortening of Service Route 50.

Councillors disagreed that numbers were insufficient to justify the continuance of the route to cover the Westernlea/Tucker's Meadow area of the town. Many elderly and disabled people were dependent on this service to access the local GP surgery, school, and town facilities.

The proposed terminus outside College House was regarded as dangerous due to the need for buses to reverse into the lay-by directly in front of a building used by students.

96. Parish Lengthsman

Due to lack of time, deferred to next General Purposes Committee meeting.

97. DAPC Representative

Councillor Brookes-Hocking was appointed as the Town Council's DAPC (Devon Association of Parish Councils) and LCSC (Larger Council's Sub Committee) representative.

98. Surplus Office Equipment

Due to lack of time, deferred to next Council meeting.

99. Correspondence Received

- 1.Crediton Fairtrade - email announcing granting of Fairtrade status with thanks to TC.
- 2.CLAG (Creedy Local Action Group - Community Safety Partnership) - agenda and minutes for 13 September.
- 3.MDDC - agenda for Cemetery & Burials meeting on 19 September at Tiverton.
- 4.DCC - Temporary Prohibition of Through Traffic - Trobridge Lane, 3 to 5 October inclusive.
- 5.DAPC - details on forthcoming training opportunities.
- 6.Boniface Allotments Association - agenda and minutes for committee meeting on 24 September in Council Chamber.
- 7.MDDC - request to take part in "Big Litter Pick" - agenda item at next meeting.
- 8.MDDC - Standards Committee agenda and minutes for 18 September at Tiverton.
- 9.MDDC - acknowledgment of TC application for tree works at Peoples Park.
- 10.Twinning Association - change of date for twinning reception to Saturday 27 October in Council Chamber.
- 11.SLCC - letter detailing revised Toolkit for Clerks, election of Chief Executive and creation of Institute of Local Council Management.
- 12.Devon & Cornwall Police Authority - notice of Liaison meeting to be held on 4 October at Tiverton.

13. Mid Devon CAB - letter requesting nomination of replacement TC representative on CAB Advisory Panel - agenda item at next meeting.

BUSINESS BROUGHT FORWARD

Councillor Way left the meeting.

100. Lighting at Newcombes Meadow

Agenda item at next General Purposes Committee meeting.

101. Leisure Services

Agenda item at next Council meeting.

102. Sandford Footpath

Clerk to supply contact details of Parish Clerk to Councillor Baker.

103. Standing Orders

Councillors were advised to examine carefully Annex 3 of the revised Standing Orders.

104. Police Liaison

Clerk to provide contact details of local Police Sergeant to Councillor Downes.

105. Postcodes

Postcodes for two councillors were incorrect on proposed Public Question Time leaflets and current newsletter.

PART TWO

In view of the confidential nature of the business to be transacted, it was agreed, in the public interest, that the press and public be temporarily excluded and instructed to withdraw.

106. Administration

- a) The appointment of the Assistant Town Clerk was confirmed following successful completion of the mandatory probation period.
- b) The public notice to accord with Local Government Pension Scheme Regulations 1995, in relation to the Assistant Town Clerk, was approved for publication.

Meeting closed at 10.05pm.

Signed:

(Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 18 SEPTEMBER 2007

Planning Decisions – as notified by the Planning Authority:

DECISION	<p>Type - Application Granted</p> <p>Number 07/00918/FULL (20/07/07)</p>	<p>Applicant Mr Chris Reed Reed Construction The Linhay Nymet Tracey Bow Credton Devon EX17 6DB</p>	<p>Agent</p>	<p>Location Land and Buildings at NGR 283877 99922 Exeter Road Credton Devon</p>	<p>Proposal Erection of 3 flats following demolition of existing buildings</p>	<p>Officer Mr Delwyn Matthews</p>
DECISION	<p>Type - Application Granted</p> <p>Number 07/01349/LBC (30/08/07)</p>	<p>Applicant Martin Binks St Breock 1 Union Terrace Credton Devon EX17 3DY</p>	<p>Agent</p>	<p>Location St Breock 1 Union Terrace Credton Devon EX17 3DY</p>	<p>Proposal Listed Building Consent for internal alterations to create one dwelling from two</p>	<p>Officer Mr Delwyn Matthews</p>
DECISION	<p>Type - Application Granted</p> <p>Number 07/01219/FULL (30/08/07)</p>	<p>Applicant Mr & Mrs Elliott 24 Willow Walk Credton Devon EX17 1DD</p>	<p>Agent</p>	<p>Location Land at NGR 283438 100110 (Treetops) Barnfield Credton Devon</p>	<p>Proposal Variation of condition 4 of Planning Permission 05/02591/FULL</p>	<p>Officer Mr Delwyn Matthews</p>

DECISION	Type - Application Granted					
	Number 07/01478/LBC (13/09/07)	Applicant Reynolds Associates 2 St Davids Hill Exeter Devon EX4 3RG	Agent Mr E Holden, Dip Arch, RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	Location 109A High Street Crediton Devon EX17 3LF	Proposal Listed Building Consent for erection of extension following demolition of existing, conversion of existing window to door, refurbishment of balcony, and internal alterations (Revised Scheme)	Officer Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number 07/01434/LBC (13/09/07)	Applicant T. Connell Crediton Food Fayre 19-21 High Street Crediton Devon EX17 3AH	Agent AJH Buildplan 13 Hedgrow Close Crediton EX17 1DB	Location T. Connell Crediton Food Fayre 19-21 High Street Crediton Devon EX17 3AH	Proposal Conversion of vacant residential rooms to form separate dwelling	Officer Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number 07/01477/FULL (13/09/07)	Applicant Reynolds Associates 2 St Davids Hill Exeter Devon EX4 3RG	Agent Mr E Holden, Dip Arch, RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	Location 109A High Street Crediton Devon EX17 3LF	Proposal Change of use of 3 storey maisonette on first, second and third floors to form first floor flat with maisonette on second and third floors	Officer Mr Delwyn Matthews

Planning Applications

The Town Council considered the following applications:

APPLICATION	Type - Application Number 07/01733/FULL (05/09/2007)	Applicant Mr & Mrs Jones 8 Chapel Downs Road Crediton EX17 2EB	Agent Coastal Windows and Conservatories Unit 8 Silverhills Road Decoy Industrial Estate Newton Abbot TQ12 5LZ	Location 8 Chapel Downs Road Crediton Devon EX17 2EB	Proposal Erection of a conservatory	Officer Mr Charles Bladon
	APPROVED					
APPLICATION	Type - Application Number 07/01742/FULL (05/09/2007)	Applicant Mr & Mrs C Riddaway C/O Keith Mortimer Upper Park 2 Searle Street Crediton EX17 2AT	Agent	Location 9 Tuckers Meadow Crediton Devon EX17 3NT	Proposal Erection of two storey extension	Officer Mr Charles Bladon
	APPROVED					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/01743/FULL (05/09/2007)	Mr J Peck 3 Creedy Vale Units Down End Lords Meadow Credton EX17 1HN		Dyfed Steels Ltd Unit 2 Marsh Lane Lords Meadow Industrial Estate Credton Devon EX17 1ES	Removal of condition (1) of planning consent 92/0285 to allow unrestricted class B2 use	Mr Keith Garside
	DEFERRED – supporting information not supplied.					
APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/01780/FULL (10/09/2007)	Mr & Mrs Rowe Orchard House Western Road Credton EX17 3NF		Orchard House Western Road Credton Devon EX17 3NF	Retention of raised patio	Miss Tina Maryan
	APPROVED					