



Credition Town Council



Minutes of the Extraordinary Meeting of the Town Council held on 9 January, 2007

Councillors:

**Mr R Edwards (Chairman)
Miss J Harris
Mr W Brown
Mr D Nation
Mr R Adams
Mrs E Brown
Mr J Downes
Mr C Haydon
Mrs J Pitts**

Absent:

Mr F Letch

In Attendance:

**Public (1) Mrs C Nicholl (Chamber of Commerce)
Press
Clerk Mr M Maggs**

153. Apologies

Apologies were received from Councillors Way (illhealth) and Taylor (personal commitment).

154. Declarations of Interest

Prejudicial	Councillor Pitts	Minute 157b – 06/02670/OUT
Personal	Councillor Pitts	Minute 157b – 06/02648/FULL
Personal	Councillor Harris	Minute 157b – 06/02670/OUT
Personal	Councillor Harris	Minute 161
Personal	Councillor Adams	Minute 157b – 06/02670/OUT
Code of Conduct	Councillor Nation Councillor Haydon	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.

155. Public Question Time

None.

156. Chairman’s Announcements

The Chairman accepted an invitation to attend an event organised in association with the National Farmhouse Breakfast at the Boniface Centre on 23 January. Breakfasts would be provided for the children of Haywards School. The event would be supported by local shops and businesses. Councillor Nation would also attend.

The Annual Mayor's Reception would take place on Tuesday 10 April 2007. Catering and venue to be arranged by the Clerk.

157. 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 Pitts left the meeting for the duration of the debate on application 06/02670/OUT.

c) *Application 06/02670/OUT (Tesco Store)*

Councillor Pitts left the meeting for the duration of the debate on this item.

It was agreed that an Extraordinary meeting of the Town Council would be held during week beginning 12 February (with preference for 12, 13 or 14). The MDDC Head of Planning and the Area Planning Officer would be requested to attend in order to brief councillors and provide additional support. The Clerk would try to obtain an extension to the statutory consultation period in order to provide additional time for further deliberation and dialogue with the community.

A meeting with the applicant was considered unnecessary at this stage.

d) *Planning Applications and Items for Determination-week ending 9 January 2007*

1) *Planning Applications*

None (plans unavailable).

2) *Items for Determination*

The Planning Authority had requested the Council's views on the allocation of development land in the preparation of the revised Area Development Plan Documents (part of Local Development Framework). It was agreed, in view of the importance of this issue and despite the foreshortened consultation period, that an extension be arranged to enable full discussion at the January Town Council meeting.

3) *Naming of Development at 35 East Street*

It was decided that Bevin Court would be an appropriate suggestion.

Ernest Bevin attended Haywards School (opposite the development) and the Council was in the process of erecting a blue plaque to commemorate his link with the town.

158. Finance

Schedules of Accounts

The schedule of accounts, numbers 002565 to 002573 amounting to £8963.65 was approved.

159. Licensing

Councillors considered the revised proposals unacceptable and insisted that the council's previous objections be upheld:

"That the current licensing times for Pinar should be adhered to and the extension of hours denied, on the grounds that the nature of a food takeaway results in a late night public presence on the street in a residential area with associated anti-social behaviour as evidenced by experience to date and logged by the police. To extend the hours further would exacerbate this situation for local residents and increase the likelihood of damage to local businesses as already experienced with broken windows."

160. BUSINESS BROUGHT FORWARD

a. **Fulda Crescent**

It was reported that mud and detritus from recent excavations at the Midas development site had not been cleared from the roadway. The Clerk to report to the Planning and Highway Authorities.

b. 35 East Street

Similar problems were reported from this development site. The Clerk to check with the Planning Authority that planning conditions are monitored and enforced.

PART TWO

161. Administration

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

Meeting closed at 8.10pm.

Signed:

(R Edwards – Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR EXTRAORDINARY TOWN COUNCIL MEETING 9 JANUARY 2007

Planning Decisions

The Town Council noted the following decisions:

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02124/FULL (12/19/2006)	London Land Investments 2nd Floor 4 Barnfield Crescent Exeter EX1 1QT	Heighway Field Associates 3 Cathedral Close Exeter EX1 1EZ	Land At NGR 283256 100442 Parliament Street Crediton Devon EX17 2BP	Erection of 2 single bedroom units over new public conveniences	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02343/FULL (12/19/2006)	Mr T Bell 1 Hedgerow Close Crediton Devon EX17 1DB	Martin Freeman 25 Park Terrace Tiverton EX16 6PL	1 Hedgerow Close Crediton Devon EX17 1DB	Erection of a two storey extension	Mr Charles Bladon
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02381/CAT (12/19/2006)	Mr Jenkins	Greentrees West Efford Shobrooke Crediton EX17 1BN	Priory Cottage Church Street Crediton Devon	Notification of intention to fell line of five Leyland trees and reduce two lines of four Leyland trees within a conservation area	Mr Charles Bladon

Planning Applications

The Town Council considered the following applications:

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02608/MFUL (12/18/2006)	TM Homes Ltd & RJ Brooks & Son Ltd Merrileas House Ockham Lane Cobham Surry KT11 1LS	Dunn Marino Associates Ltd The Station Masters House New North Road Exeter EX4 4HF	Dorwill Albert Road Crediton Devon EX17 2BZ	Erection of 13 dwellings and associated works	Mr Keith Garside
	OBJECTION - unless previously requested conditions are applied: Pedestrian/cycle access to Newcombes must be provided. Residents should be able to reach the east side of town easily and on foot (doctor, supermarket, church, leisure centre etc) without a long detour which might necessitate the use of a car. Councillors also considered it unnecessary and unwise to widen the pavement in Albert Road. The result would be to reduce the amount of available on-street parking exacerbating an existing town-wide problem.					
APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02639/FULL (1/2/2007)	CMS Jones 1 Blagdon Close Crediton Devon EX17 1EL		1 Blagdon Close Crediton Devon EX17 1EL	Erection of extension to workshop to provide garage with additional storage	Mr Charles Bladon
	APPROVED					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02648/FULL (1/2/2007)	Mr P Browning Allerton Fordton Credton EX17 3DB	Mr W Porritt Bargains Farm Spreyton Credton EX17 5AL	To Rear Of 15 & 16 High Street Land At NGR 283191 100207 High Street Credton Devon	Erection of dwelling and garage	Mr Delwyn Matthews
NO OBJECTION - subject to Highway Authority approval for vehicular access onto High Street.						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	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
DEFERRED - for further consideration and consultation.						