



Credition Town Council



Minutes of the Extraordinary Meeting of the Town Council held on 3 July, 2007 at The Old Town Hall, The High Street, Credition

Present:

Councillors

Miss J Harris (Council Chairman, Part of Meeting)

Mr J Downes (Council Vice Chairman)

Mrs E Brookes Hocking

Mr R Adams (Part of Meeting)

Mr W Brown

Mr N Way

Mr D Nation

Mr P Finnegan

Mr R Wright

Mr F Letch

Mr S Baker

In Attendance:

Clerk Mr M Maggs

Assistant Clerk Mr M Ashley

Members of the Public

Press

Representatives and Consultants of Food Store Applicant

AGENDA ITEMS

41. Apologies

Received from Councillor Sansom (business commitment).

42. Declarations of Interest

Prejudicial	Councillor Harris	Minute 43 & 46b – 06/02670/OUT
Personal	Councillor Nation	Minute 51
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.

43. Proposed Food Store Amendments Presentation

(The Council Chairman declared a Prejudicial Interest and surrendered the Chair to the Council Vice Chairman and left the meeting)

The applicants representatives gave a presentation updating the Members on the amended plans proposed for the development of a food store at Wellparks. Following expressions of concern from Members the consultants agreed to write to the Clerk confirming:

- a) the outcome of the Devon County Council travel survey and the predicted levels of the varying modes of transport.
- b) that all the proposed development zones of the site will be flood protected in the first phase.
- c) the bus routes and bus stops proposed are those required by Devon County Council.

44. Public Question Time

(The representatives of the food store applicant left the Meeting)

The Chairman outlined how Public Question Time works and how he would manage the questions and asked that all those who spoke ensure they signed the register of attendees.

The "Support a Second Supermarket" group presented a petition in support of the application for a food store at Wellparks, but stressed the need for infrastructure improvements.

Members of the Public spoke both in favour and against the proposed development and in summary the issues raised and addressed included:-

- The levels of support within the town for a second supermarket.
- The effects of local development within the town and the place of a new supermarket in that development.
- The effects of a second supermarket upon other town traders, especially those in the High Street.
- The effects upon traffic volume and flow within the town and consequent effects of a new supermarket upon air quality levels.
- The need for infrastructure improvements including a proposed Link Road to Lord's Meadow.

45. Chairman's Announcements

(The Council Chairman rejoined the meeting and resumed the Chair)

None.

46. Planning

a) *Planning Decisions*

Noted. Decisions notified by the planning authority are appended.

b) *Planning Applications*

(The Council Chairman declared a Prejudicial Interest to application 06/02670/OUT and surrendered the Chair to The Council Vice Chairman and left the meeting)

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

(The Council Chairman rejoined the meeting and resumed the Chair prior to consideration of application 07/01126/FULL and the remainder of the Planning applications. Councillor Adams entered the meeting and Councillor Way left.)

c) *Planning Applications and Items for Determination-week ending 03 July 2007*

1) *Planning Applications*

None.

2) *Items for Determination and Information*

None.

d) *MDDC Community Services Committee On Open Space and Play Area Strategy Report*

Councillor Nation briefed Members on the MDDC proposal to employ an external consultant to ensure expenditure of S106 monies before they would be time-expired.

The Clerk explained that MDDC had not consulted Town and Parish Councils prior to the decision. It was agreed that the Clerk would write to MDDC expressing the

Council's displeasure at being excluded from any consultation but recognising the decision may have been the correct one.

SPECIFIC AGENDA ITEMS

47. Appointment of Committees, Sub-Committees, Working Groups and Representatives

a) *General Purposes Committee*

Councillors Sansom, Brookes-Hocking and Baker agreed to serve on the General Purposes Committee in addition to those Members already elected.

b) *Crediton Climate Action Group*

Councillor Baker agreed to act as representative to the CCAG

c) *Other Appointments*

It was agreed to defer all the other appointments until new Councillors had gained more experience and understanding of how the Council functions.

48. New Litter Bin for People's Park

It was suggested that a new Litter Bin be bought to be placed in People's Park near the new bench opposite Waresfoot Drive.

The Clerk explained that replacement of the Scout Memorial Gardens Bin might be more appropriate and that there may be a problem with getting another bin emptied. It was agreed to defer this item for individual inspection by Councillors.

49. CCTV

The Clerk outlined the current situation with regard to the CCTV project. Outstanding issues include:-

- DCC reluctance to authorise fitting cameras to lampposts.
- The placement of the Union Street camera is still incomplete.
- The consideration of a dedicated Project Manager to finish the project.
- A meeting of interested parties is being scheduled for 25 July 2007.

Councillor Adams expressed an interest in attending the Meeting.

The Chairman emphasised that the installation of the CCTV equipment is not a Town Council undertaking.

50. Council Offices

Members expressed concern that the Council was neither receiving any information nor being consulted on the future of the Council Offices. It was agreed that the Clerk would write to MDDC expressing the Council's concerns with the full support of MDDC Ward Members.

51. Crediton Climate Action Group

(Councillor Nation declared a Personal Interest)

It was agreed that the Clerk would write to CCAG requesting they make a presentation to Council at a future meeting and that this be added to the agenda.

52. Correspondence Received

1. Angela Browning MP – reply (previously circulated) on unitary status for Exeter.
2. DevonPCT – email confirmation of public meeting on Crediton Hospital – 17 July.
3. DCC – letter – Parish Paths Summer Seminars and Course.
4. MDDC – agenda for Extraordinary Meeting to appoint new Chief Executive.
5. University of Gloucestershire – details on Local Policy course.
6. MDDC – letter from Chief Executive on Annual Meeting with Town & Parish Clerks.

7. Chamber of Commerce – minutes of last meeting.
8. Mrs W B Williams – Complaint about St Lawrence Green Toilets. Acknowledged and passed to appropriate authority.
9. Boniface Allotments Association – minutes of last meeting.
10. DCLG – letter on proposed changes to Local Government Pension Scheme.
11. SLCC (Society of Local Council Clerks) – details on National Conference.
12. Councillor Nation - e-mail concerning closure of Westwood Road and bus routeing. Noted. Councillor Nation would report back to Council once he has received a response.
13. MDDC – Funding Brick #115 29 June 2007
14. Anne Hughes – Request for a grant to the Crediton Causeway Project. Noted. It was agreed to add this as an agenda item at the next meeting with the information required to comply with Financial Regulations.

BUSINESS BROUGHT FORWARD

53. Exeter Road Traffic

It was reported that the traffic in Exeter Road adjacent to the new Midas development had been gridlocked at the beginning of the week. It was explained that the lights were now manned at peak times and that the works are due to finish Friday 6 July 2007.

54. Avranches Avenue Play Area

It was reported that the play area had been roped off. Councillor Nation agreed to investigate and report back.

55. Public Space Smoking Ban

Interest was expressed in whether MDDC intended to take any action in light of the legislation on smoking in public. It was not believed that the District Council proposed any action.

56. Bus Services

Information was requested concerning the No.50 bus not stopping at Exeter St Davids Station. It was reported that this was stopped due to lack of use but that other town bus services did still stop at the station.

57. New Register of Members' Interests

The Clerk reported that the new Code of Conduct had implications for Council Standing Orders and the Register of Members' Interests. The Monitoring Officer was being consulted and the Clerk would keep Members informed.

58. Crediton Hospital Public Meeting

Members were reminded that a Public Meeting has been arranged for 7.00pm, 17 July 2007 to be held at the Congregational Church.

Meeting closed at 22:27.

Signed:

(Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 3 JULY 2007

Planning Decisions – as notified by the Planning Authority:

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00485/FULL (09/05/07)	T. Connell Crediton Food Fayre 19-21 High Street Crediton Devon EX17 3AH	AJH Buildplan 13 Hedgrow Close Crediton EX17 1DB	Crediton Food Fayre 19-21 High Street Crediton Devon EX17 3AH	Conversion of vacant residential rooms to separate dwelling	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00932/FULL (16/05/07)	Mr & Mrs Newberry 42 Spruce Park Crediton Devon EX17 3HG		42 Spruce Park Crediton Devon EX17 3HG	Formation of hardstanding and associated access	Mr Charles Bladon
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00929/FULL (16/05/07)	Mr & Mrs T Stapleton C/o Keith Mortimer Upper Park 2 Searle Street Crediton EX17 2AT		10 Southfield Drive Crediton Devon EX17 2ET	Erection of conservatory	Mr Charles Bladon

Planning Applications

The Town Council considered the following applications:

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02670/OUT (02/01/07)	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 Crediton 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, Drainage works, Highway works and landscaping	Mr Keith Garside
	APPROVED - Subject to the following conditions:-					
	<ol style="list-style-type: none"> 1. an improved S106 contribution to the proposed link road to make it achievable in the short term. 2. the bus stops on the A377 should be provided very much closer to the proposed store with provision of suitable crossings. 3. provision of a bus service to match the full extent of the catchment area of the current town bus service, to include Butt Parks and Spruce Park. 4. ensuring that employment land and the associated infrastructures are made available within 3 years, including full flood protection being provided for the entire site within that period. 					

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01126/FULL (13/06/07)	Mr S Elston 8 Barton View Chapel Downs Drive Crediton EX17 2ED	Mrs Inka Lee-Wright Friends Gallery Coldharbour Mill Uffculme Cullompton Devon EX15 3EE	1 Okefield Avenue Crediton Devon EX17 2DJ	Erection of dwelling	Mr Keith Garside
OBJECTION - Proposed development is not in keeping with the surrounding estate and the proximity of other premises to the proposed structure.						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01177/FULL (20/06/07)	Mr & Mrs J Towneley Juglans 25 Fairfield Road Crediton Devon EX17 2EQ		Juglans 25 Fairfield Road Crediton Devon EX17 2EQ	Erection of extension	Mr Charles Bladon
APPROVED						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01178/TPO (20/06/07)	Mr & Mrs M Smith 8 Jocelyn Mead Crediton Devon EX17 2EN		Southfield Southfield Drive Crediton Devon EX17 2ET	Application to fell 1 Conifer tree protected by Tree Preservation Order 99/00007/TPO	Mr Charles Bladon
OBJECTION – Insufficient justification for the felling of the tree which is subject to TPO						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01197/CAT (27/06/07)	Mr Adrian Cook MDDC Phoenix House Phoenix Lane Tiverton EX16 6PP		Newcombes Meadow Union Road Crediton EX17 3AW	Notification of intention to fell 2 Poplar trees within a Conservation Area	Mr Charles Bladon
APPROVED - Subject to replacement of the two trees to maintain the overall tree population in the park.						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01212/FULL (27/06/07)	Mr & Mrs J Tuckett C/o Keith Mortimer Upper Park 2 Searle Street Crediton EX17 2AT		36 Blagdon Rise Crediton Devon EX17 1EN	Erection of extension	Mr Delwyn Matthews
APPROVED						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01228/FULL (27/06/07)	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	Proposed revisions to 06/02608/MFUL (revised layout to Parking Court 1, comprising plots 6, 6A and 7, garages and associated works)	Mr Keith Garside
NO OBJECTIONS						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01240/FULL (27/06/07)	Mr Andy Dickinson Adaero Precision Components Ltd Down End Lords Meadow Industrial Estate Crediton Devon EX17 1HN	Mr Crispin Denny 51 High Street Honiton Devon EX14 1PW	Adaero Precision Components Down End Lords Meadow Industrial Estate Crediton Devon EX17 1HN	Erection of a 2 storey extension to existing manufacturing unit.	Mr Delwyn Matthews
APPROVED - Subject to the condition that the proposal will not obstruct the route of the proposed link road.						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01258/FULL (27/06/07)	Mr M W Armstrong Newcombes (Crediton) Housing Association Ltd The Organ House Church Lane Crediton EX17 2AH	Mr D Dunn Dunn Marind Associates Ltd The Station Masters House New North Road Exeter EX4 4HF	17 & 19 Lennard Road Crediton Devon EX17 2AP	Demolition of 2 existing single storey dwellings and erection of 4 single storey dwellings	Mr Keith Garside
NO OBJECTIONS						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/01217/LBC (04/07/07)	Crediton Town Council Council Offices Market Street Crediton EX17 2BN		Crediton Town and Hamlets War Memorial Union Road Crediton EX17 2BN	Listed Building Consent for the installation of pigeon deterrent solution	Mr Keith Garside
NO COMMENT - Town Council is applicant.						