



Credition Town Council



Minutes of the Meeting of the Town Council held on 22 January, 2008

Present:	Councillors	Miss J Harris (Chairman) Mr J Downes (Vice Chairman) Mr W Brown Mr N Way (part meeting) Mr R Adams Mrs E Brookes-Hocking Mr P Finnegan Mr D Nation (part meeting) Mr D Sansom Mr R Wright
In Attendance:	Clerk Press Police	Mr M Maggs 1 1

AGENDA ITEMS

179. Apologies

Councillor Letch (personal commitment).

Councillors Way and Nation were delayed due to other commitments.

180. Declarations of Interest

Prejudicial	Councillor Adams	Minute 188b Application 07/02425/FULL
Prejudicial	Councillor Harris	Minute 188b Applications 07/02373/FULL and 08/00039/CAC
Personal	Councillor Brookes-Hocking	Minute 188b Applications 08/00022/CAT and 08/00006/MFUL
Personal	Councillor Sansom	Minute 188b Application 07/02425/FULL
Prejudicial	Councillor Downes	Minute 189c Donation – Community Transport
Prejudicial	Councillor Brown	Minute 189c Donation – Community Transport
Prejudicial	Councillor Downes	Minute 189c Donation – Community Transport
Prejudicial	Councillor Wright	Minute 189c Donation – Community Transport
Personal	Councillor Wright	Minute 189c Donation – Climate Change Group
Code of Conduct for Clerks – Best Practice	Clerk	Minute 188b Application 08/00006/MFUL
Code of Conduct	Councillors Downes Nation Way Wright	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.

181. Public Question Time

The Chairman introduced PCSO David Pilling. PCSO Pilling provided an update on local Police issues. He reported a very good Christmas and New Year period with few incidents. The sector inspector had announced an increase in staff resources. Two new beat managers will be employed in rural Crediton. A fourth PCSO will be employed in Crediton, bringing total staffing levels to three beat managers and four PCSO's.

PCSO Pilling answered questions from members relating to parking offences, litter and anti-social behaviour.

It was suggested that detailed discussion of individual problems would be dealt with at the forthcoming Police Liaison meeting.

The Chairman thanked PCSO Pilling for taking the time to attend the meeting and providing valuable information.

There was no further public participation.

182. Chairman's Announcements

The Chairman invited the Chairman of the General Purposes Committee to comment. The GP Chairman expressed his concern over the large number of agenda items for Council compared with items for the General Purposes Committee. The Clerk explained that the period up to and beyond the Christmas period had been difficult, particularly since the January GP meeting had been replaced by the Finance Committee meeting. The submission of items was also largely dependent on members who continued to express a preference for debate at full Council.

The Chairman had no announcements to make.

183. Councillor and Council Representative Reports

None.

184. Town Council Minutes

The minutes of the Town Council Meeting held on 11 December 2007 were approved and signed as a correct record with the following amendments:

Minute 178b (Minute 7): delete "pending clarification of para. 11.5.5; 4th Bullet Point."

Minute 178c (Minute 8): reinstate last sentence of original minute to read "It was agreed that the Vice Chairman..... and seek a resolution."

185. Matters Arising

Minute 177: following a question from a member, it was reported that no further information was available.

186. Parish Paths Partnership Sub Committee Minutes

a) The minutes of the P3 Sub Committee meeting held on 18 December 2007 were received and noted.

b) The recommendations of the P3 Sub Committee held on 18 December 2007 were approved.

187. Matters Arising

Minute 8d: it was reported that an approach would be made shortly.

188. 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 Nation arrived.

Councillor Adams left the chamber for the duration of the debate on application 07/02425/FULL.

Councillor Harris left the chamber for the duration of the debate on applications 07/02373/FULL and 08/00039/CAC.

The Clerk left the chamber for the duration of the debate on application 08/00006/MFUL.

- c) *Items for Determination*
None.
- d) *DCC Consultation on Validation of Planning Applications*
Noted.
- e) *Red Hill Cross Pre-application Consultation*
Members who attended the pre-application exhibition held on 17 January provided a brief report.
It was agreed that the Clerk should contact the consultants to arrange for the public exhibition material to be made available to councillors.
- f) *Rescission of Decision on Application 07/02064/ARM*
Written notice to rescind the decision of the General Purposes Committee in relation to application 07/02064/ARM had been received by the Clerk, in accordance with Standing Order 20.
It was further agreed that the previous comment should be replaced with:
“OBJECTION - because of the disproportionate impact on the amenities of properties immediately below in Park Street – the development should be restricted to two storeys. The height of the building, and of its highest windows, should be limited to those of the approved Outline permission. Drainage should be controlled as already specified in conditions with the Outline permission.”

189. Finance

Councillor Way arrived.

- a) *Schedule of Accounts*
The schedule of accounts, numbers 002748 to 002763 amounting to £7681.74 was approved. Councillor Adams requested that his vote against approval be recorded.
The Clerk explained that, due to the Christmas period, payment for two months printer costs were included.
Councillor Adams queried the costs of providing a pigeon deterrent at the War Memorial. The Clerk explained that there was a continuing problem that needed to be addressed. Additional deterrent work had been agreed and carried out largely within the existing contract. Additional work (conservation) had been identified and agreed for completion at a previous meeting. The Council had accepted the lowest quotation for pigeon deterrence which was considerably less than the nearest alternative.
- b) *Finance Committee Minutes*
The minutes of the Finance Committee meeting held on 8 January 2008 were received and noted.
- c) *Finance Committee Recommendations, Budget & Precept 2008-9*
Councillors Brown, Downes and Wright stated that they would leave the meeting if any discussions occurred relating to an item under 6.4 of the minutes (Credion Community Transport). No discussion took place.
The recommendations of the Finance Committee held on 8 January 2008 were approved.
Additionally, on the recommendation of the Finance Committee, the Council was asked to make a final decision on the following budget items:
Hearing Loop System
It was agreed to make no specific allocation but obtain further information and request a presentation from the preferred contractor. If considered appropriate, funds would be taken from underspend reserves to cover the costs of installation.
Reserves
It was agreed to reduce the estimated contingency reserves to the basic 13 week requirement; the saving to be used to subsidise the proposed precept.
Underspend reserves would be earmarked for use by projects to include:
 - Refurbishment of the Scout Memorial Gardens at Peoples Park
 - Hearing Loop System
 - Proposed improvements to the Lords Meadow Skate Park

Consequently, a formal motion to approve the report and the recommendations of the Finance Committee meeting held on 8 January 2008 was carried, setting a precept of £93928 for the financial year 2008/9 with a total budget of £97712 (£3784 to come from contingency reserves).

Councillor Adams requested that his vote against be recorded.

d) *Donation Requests*

None.

SPECIFIC AGENDA ITEMS

190. Administration & Personnel

Deferred to Part Two discussion at end of meeting.

191. Creating Strong, Safe & Prosperous Communities

The consultation document was noted.

192. Town Councillor Vacancy

Applications had been received from two candidates. Following a secret ballot, Mrs Anne Hughes was appointed to fill the vacancy in Boniface ward.

193. Newcombes Meadow Lighting

Two councillors provided an explanation and update on the requirements and suitable options. It was agreed that the Council should enter into discussions with MDDC to explore the possibilities for the installation and funding of a solar powered light at Newcombes Meadow to supplement the present inadequate coverage.

194. Town Guide

The small working group of two councillors set up to investigate the possibility of producing a town guide provided a short report. It was agreed to progress the feasibility of proceeding in consultation with the approved consultant – Local Authority Publishing.

195. Devon & Somerset Fire & Rescue Consultation

The consultation document was noted but the Clerk was asked to convey, in his response, the importance of maintaining full staffing levels and the continuity of current services at Crediton.

196. Code of Conduct – Consultation Document

The consultation document detailing the proposed changes to the Members' Code of Conduct was noted and recognised as an important improvement.

197. CCTV

a) *CCTV Group Minutes – 10 December 2007*

Noted.

b) *Update*

It was confirmed that there were no plans to monitor the system locally. This would be done from the Tiverton Control Centre.

No further progress had been made with the completion of the installation.

198. Town Council Representative

Councillor Nation was nominated and appointed as the Council's representative on the Crediton Fairtrade Partnership.

199. Stagecoach 50 Service

It was reported that there were continuing objections and concerns expressed by local residents about the withdrawal of the service to Westernlea.

It was agreed that the Clerk should write in support of the request to provide additional buses to Westernlea at key times – two buses between 0900 and 1100 and one at approximately 1500 Monday to Friday. It was also reported that buses are currently wasting 10-15 minutes at the St Lawrence Green terminus when they could be accepting passengers.

200. Bus Passenger Consultation Body

The consultation document on options for strengthening bus passenger representation was noted. It was agreed that it would be sensible to stress the need for an effective body

which would be set up with sufficient resources and power to act and which would not be stifled by red tape or prevented from doing what might be needed.

201. Prosecution of Contractors

Recent incidents of delay were reported. It was agreed to ask the Highway Authority to prosecute in every verified future incident involving the use of traffic lights on the A377 from Crediton High Street to Cowley Bridge and to inform the Council, in advance, when the use of traffic lights is authorised.

202. Correspondence Received

- 1) MDDC – Meeting papers for Extraordinary & Ordinary meetings – 9 January.
- 2) East & Mid Devon Community Safety Partnership meeting dates and minutes.
- 3) MDDC – consultation and questionnaire on Post Office closures.
- 4) DCC – email from Chief Assistant Engineer on Stagecoach 50 Service and St Lawrence Green.
- 5) MDDC – reply to TC letter from Chief Executive on Crediton Area Office.
- 6) Parish Councils – replies to TC mailing on MDDC Leisure Services and Area Office proposals.
- 7) Devon & Cornwall Constabulary – letter from Sector Inspector on proposed structure changes and offer to attend TC meeting. The Clerk to accept offer to attend.
- 8) Crediton Climate Action – invitation to attend “Open Space” day on 9 February at Congregational Church.
- 9) MDDC – Scrutiny Committee minutes for 3 January.
- 10) Access Group – January Newsletter.
- 11) DAPC – January/February Newsletter.
- 12) DAPC – details on training event – Introduction to Sustainable Funding – 28 February – South Brent.
- 13) Landscaping Crew – details on ground maintenance and landscaping services.
- 14) Creedy Local Action Group agenda – 17 January
- 15) Councillor Nation – email on development and works at Albert Road.
- 16) Merlin Project – email on new volunteer.
- 17) DCC – changes to bus service contracts – Crediton Town Bus Service 607.
- 18) MDDC – grants & Funding email – Esmee Fairbairn Foundation and B&Q Awards.
- 19) SLCC – Devon Branch Accounts at 31 December - Agenda for 7 March meeting & minutes of meeting held on 7 December. DCC Chief Executive will attend to address Clerks and answer questions on Local Government Review.
- 20) Shobrooke Parish Council - replies to TC mailing on MDDC Leisure Services proposals.
- 21) MDDC – letter from Chief Executive on Unitary Devon. Extract of Executive minutes. Agenda item when Boundary Committee remit and additional factors known.
- 22) MDDC – agenda for Standards Committee meeting on 21 January and minutes of previous meeting.
- 23) DAPC – calendar of meetings for 2008.
- 24) Sarah Bramley – letter complaining of anti-social behaviour in High Street. To be discussed when Police investigation completed (at future Liaison meeting).

BUSINESS BROUGHT FORWARD

203. Litter Bins

It was reported that an additional sponsor had been found for a litter bin at Peoples Park. Councillor Wright and the Clerk to liaise.

204. Town Square

Agenda item, at next Town Council meeting, to investigate a means of making more use of the Square.

205. MDDC Leisure Procurement

It was reported that the recent constitutional change prevented debate and decision at full Council. Ward members were pursuing options.

PART TWO

206. Administration and Personnel

Town Clerk's Job Description

Following a query, an explanation was provided, accepted and all documents approved, finally confirming the recommendations of the Administration and Personnel Sub Committee meeting held on 14 November 2007.

Dignity at Work Policy

It was agreed to approve the policy with the removal of 11.5.5 bullet point 5.

Meeting closed at 10.10pm.

Signed:

(Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 22 JANUARY 2008

Planning Decisions – as notified by the Planning Authority:

DECISION	Type - Subject To Appeal					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/01632/FULL (20/12/07)	M J Swanton Sunne 3 Belle Parade Crediton EX17 2AA		3 Belle Parade Crediton Devon EX17 2AA	Provision of hardstanding	Mr Charles Bladon
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02032/FULL (17/10/07)	Mr S Elston 8 Chapel Downs Drive Crediton EX17 2ED	Mrs Inka Lee-Wright Friends Gallery Coldharbour Mill Uffculme Cullompton Devon EX15 3EE	St Andrews Alexandra Road Crediton Devon EX17 2DX	Erection of 9 flats (Revised Scheme)	Mr Keith Garside
DECISION	Type - Application Refused					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02000/FULL (24/10/07)	Mr G Lewis C/O Nigel Cant Planning Sutton Farm New Buildings Crediton EX17 4PS		Land at NGR 284066 100279 Hawkins Way Crediton Devon	Erection of 2 linked dwellings and formation of new vehicular access	Mr Delwyn Matthews

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02041/FULL (24/10/07)	Mr G Lewis Mr Weeks 48 Beech Park Crediton EX17 1HW	The Conservatory Centre Bernaville Nurseries Three Horseshoes Cowley Exeter EX5 5EU	48 Beech Park Crediton EX17 1HW	Erection of replacement conservatory	Miss Tina Maryan
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02106/FULL (31/10/07)	Mrs R Hills C/o Keith Mortimer Upper Park 2 Searle Street Crediton EX17 2AT		14 Meadow Gardens Crediton Devon EX17 1EJ	Erection of conservatory	Miss Tina Maryan
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02130/ARM (03/01/08)	Mrs R Hills Mr & Mrs A Jewell Penrose Park Road Crediton EX17 3ET	L G Playle Forge Newton St Cyres Exeter EX5 5BY	Penrose Park Road Crediton Devon EX17 3ET	Reserved Matters for the erection of 1 dwelling and double garage (Revised Scheme)	Mr Delwyn Matthews

DECISION	Type - Application Refused					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02176/FULL (20/12/07)	Mr Eastern 60 Greenway Crediton Devon EX17 3LP	R Taylor Design Associates 8 Greenwood Willand Cullompton Devon EX15 2SY	60 Greenway Crediton Devon EX17 3LP	Erection of conservatory, construction of decking and stairs at first floor level	Miss Tina Maryan
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02157/CAT (07/11/07)	P & J Tucker Kinross Pounds Hill Crediton EX17 1DT		Kinross Pounds Hill Crediton EX17 1DT	Notification of intention to carry out works to trees within a Conservation Area.	Miss Tina Maryan
DECISION	Type - Application Refused					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/01951/FULL (03/01/08)	P & J Tucker Clare Smith 2 Meadow Gardens Crediton Devon EX17 1EJ	Ivor Smith Springfield Doddiscombsleigh Exeter EX6 7PR	2 Meadow Gardens Crediton Devon EX17 1EJ	Change of use of garage to dog grooming business and widening of driveway to provide 1 additional parking space	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02210/FULL (03/01/08)	Mr & Mrs R Platt 11 Blagdon Close Crediton EX17 1EL	Miss Hayley Newstead Anglian Home Improvements PO Box 65 Norwich NR6 6EJ	11 Blagdon Close Crediton Devon EX17 1EL	Erection of a conservatory	Miss Tina Maryan

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02223/ARM (21/11/07)	Mrs D Petherick 1 Landscore Close Crediton EX17 3QR	Mr M Bailey Cawdron Cottage Liftondown Lifton PL16 0DA	Land and Buildings at NGR 282652 100356 Landscore Close Crediton Devon	Reserved Matters for erection of 1 dwelling following Outline granted by planning permission 04/01669/OUT	Mr Keith Garside
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02253/FULL (28/11/07)	Mr M Tarr Oaklea Villa 1 Belle Parade Crediton EX17 2AA	Mr P Martin AGS Home Improvements Manor Buildings Brunel Road Newton Abbot TQ12 4PF	Oakleigh Villa 1 Belle Parade Crediton Devon EX17 2AA	Erection of conservatory	Miss Tina Maryan
DECISION	Type - Application Withdrawn					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02288/FULL (05/12/07)	Mr & Mrs Huda 45 Threshers Crediton EX17 3JJ		45 Threshers Crediton Devon EX17 3JJ	Erection of two storey extension	Miss Tina Maryan
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02279/FULL (18/12/07)	Mrs Flannigan 2 The Limes East Street Crediton Devon EX17 3EN	Exe Tree Care 15 Albion Place Exeter Devon EX4 6LH	2 The Limes East Street Crediton Devon EX17 3EN	Notification of intention to reduce 2 lime Trees within a conservation area.	Miss Tina Maryan

Planning Applications

The Town Council considered the following applications:

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/02373/FULL (02/01/2008)	Mr S Reed C/o Mr W Porritt Bargains Farm Spreyton Crediton EX17 5AL		The Bungalow Charlotte Street Crediton Devon EX17 3BE	Erection of 2 dwellings following demolition of existing dwelling	Mr Delwyn Matthews
NO OBJECTION – on condition that the Planning Authority is satisfied that the proposal is in keeping with the street scene.						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/02382/FULL (02/01/2008)	Mr J Cheffings Downe Farm Witheridge Tiverton EX16 8QF		land at NGR 282703 100649 Southfield Drive Crediton Devon	Conversion of redundant resevoir to dwelling	Mr Delwyn Matthews
NO OBJECTION – subject to the provision of suitable fencing and landscaping on the Alexandra Road frontage. The fencing to be erected before commencement of works.						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02425/FULL (02/01/2008)	CDT Investments Ltd Compass Cottage Stoke Hill Exeter EX2 4RE	Charles E Ware & Son Richmond Road Exeter EX2 4JA	Belle Court High Street Crediton Devon EX17 3LF	Conversion and extension of disused garage and workshop to 2 flats.	Mr Keith Garside
NO OBJECTION – subject to the Planning Authority being satisfied that the proposals will not be to the detriment of neighbouring properties or prospective occupiers.						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00022/CAT (07/01/2008)	Mr & Mrs Chanin North View Cottage Union Road Crediton EX17 3AL		North View Cottage Union Road Crediton EX17 3AL	Notification of intention to fell 1 Laburnum within the Conservation Area.	Mr Charles Bladon
NO OBJECTION						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02273/FULL (09/01/2008)	Mr I May 23 Mill Street Crediton EX17 1EY	Mr D Tyler Space Architects 13 Hulham Road Exmouth EX8 3HS	23 Mill Street Crediton Devon EX17 1EY	Erection of double garage	Miss Tina Maryan
NO OBJECTION						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00006/MFUL (09/01/2008)	Mr R Stoyle 117 High Street Crediton EX17 3LG	Stephen Hargreaves Architecture and Design Ltd Beggars Roost Fore Street Morchard Bishop Crediton EX17 6NX	Land at NGR 283335 100449 (Land Between The Manor House and Telephone Exchange) Parliament Street Crediton Devon	Erection of 3 dwellings, 7 flats and formation of vehicular access and parking area	Mr Keith Garside
OBJECTION – due to the dominating effect of a three storey development on surrounding buildings on the E, W and S sides						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00039/CAC (09/01/2008)	Mr S Reed C/o Mr W Porritt Bargains Farm Spreyton Crediton EX17 5AL		The Bungalow Charlotte Street Crediton Devon EX17 3BE	Conservation Area Consent for the demolition of dwelling	Mr Delwyn Matthews
NO OBJECTION						

PLANNING DECISIONS AND APPLICATIONS FOR RECESS PERIOD CHRISTMAS 2007

Planning Applications

The Town Council received and considered the following applications:

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02064/FULL (12/14/2007)	CIR Development Ltd 19 Highacres Loders Bridport DT6 3UJ	Randell Burton Architects The Studio 7 William Street Tiverton EX16 6BJ	Land and Buildings at NGR 283409 100132 Barnfield Crediton Devon	Reserved Matters for the erection of 2 dwellings following Outline planning permission 05/0939/OUT	Mr Keith Garside
	OBJECTION - Due to the disproportionate impact on the amenities of properties immediately below in Park Street. The height of the building, and it's highest windows, should be limited to those of the approved outline permission. Drainage should be controlled as already specified in the outline permission.					
APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02313/FULL (12/18/2007)	Mr D Murch-Seage 68 Greenway Crediton EX17 3LP	Mr A Barnes Blackwell Designs Exhibition House North View Soundwell Bristol BS16 4NT	68 Greenway Crediton Devon EX17 3LP	Conversion of dwelling into 1 flat and 1 maisonette	Mr Charles Bladon
	NO OBJECTION -					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02341/FULL (12/18/2007)	Rob Watson 18 Dean Street CREDITON Devon EX17 3EN		The Greenhouse 2A Lower Pannier Market CREDITON EX17 3EN	Listed Building Consent for internal alterations	Miss Tina Maryan
	NO OBJECTION -					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02279/FULL (12/18/2007)	Mrs Flannigan 2 The Limes East Street CREDITON Devon EX17 3EN	Exe Tree Care 15 Albion Place Exeter Devon EX4 6LH	2 The Limes East Street CREDITON Devon EX17 3EN	Notification of intention to reduce 2 lime Trees within a conservation area.	Miss Tina Maryan
	NO OBJECTION -					