



Credition Town Council



Minutes of the Meeting of the Town Council held on 22 June 2010

Present:	Councillors	Mr F Letch (Chairman) Mr W Brown (part meeting) Miss J Harris Mrs A Hughes Mr N Way (part meeting) Mr R Adams (part meeting) Mrs L Brookes-Hocking Mr P Finnegan Mr D Nation (part meeting) Mr T Connell (part meeting) Mr R Wright
In Attendance:	MDDC Officer DCC Officer Clerk Press	Mr D Scott Mrs B Coveney Mr M Maggs 2

AGENDA ITEMS

29. To receive apologies

Apologies were received from Councillors Downes (other business) and Councillor Way who would arrive late due to attendance at another meeting.

30. Declarations of Interest

Prejudicial	Councillor Adams	Minutes 38a and b
Conflict of Interest	Clerk	Minute 39b Application 10/00824/MFUL
Personal	Councillor Brookes-Hocking	Minute 39b Application 10/00824/MFUL
Personal	Councillor Way	Minute 40b (ii)
Personal	Councillor Way	Minute 42a
Code of Conduct	Councillors Wright and Nation	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.

31. Public Question Time

None.

32. Meeting Management

a) *Agenda Items*

It was agreed that agenda items 11c, 11d and 12b(2) would be advanced before agenda item 10 to accommodate MDDC and DCC officers.

b) *Council Meeting Dates*

It was agreed that the July 2010 meeting date would be changed to the last Tuesday of the month (27 July) to ensure that as much Council business is cleared before the start

August recess. Adjustments would also need to be made to take into account the proposed Local Government Elections in May 2011. Alternative dates would be considered at a future meeting.

33. Chairman's & Clerk's Announcements

The Chairman commented that this meeting contained a very large amount of information which had taken a great deal of time to prepare and collate.

He went on to announce that he had attended a very successful Crediton Food Festival at the weekend. He had also recently attended the first concert of the Charles Academy of Dance. He would also be attending the flag flying ceremony in Tiverton for Armed Forces Day, a reception held by the High Sheriff, a karaoke judging event and a Mid Devon Sure Start charity event.

The Clerk had no announcements to make. If necessary, he would raise any other items for information under agenda item 20, at the end of the meeting

34. Town Council AGM

Councillors Adams and Nation arrived.

The minutes of the Town Council Annual General Meeting held on 25 May 2010 were approved and signed as a correct record with the following amendment:

Councillor Downes replaced Councillor Nation as the CTAG (Crediton Traffic Action Group) representative.

35. Town Council Minutes

The minutes of the Town Council meeting held on 25 May 2010 were received and approved as a correct record.

36. Matters Arising.

None.

37. General Purposes Committee Minutes

a) *Minutes*

The minutes of the General Purposes Committee meeting held on 8 June 2010 were received and noted.

b) *Recommendations*

There were no recommendations to be approved. All decisions had been taken under the delegated authority of the Council.

38. Communications Working Group & Town Plan Working Group Minutes

Councillor Adams declared a prejudicial interest and left the meeting for the duration of the debate on this item.

a) The minutes of the joint meeting held on 16 June 2010 were received and noted.

b) The recommendations of the working group were approved as minuted with the following amendment to the draft Town Plan:

1.1.b.iv

To read "develop a policy towards empty shops and, in addition, to investigate the community use of shops that had been empty for more than a year."

Councillor Way arrived and declared that as a member of more than one authority, any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

39. Planning

a) *Planning Decisions*

Noted. Decisions notified by the planning authority are appended.

b) *Planning Applications*

Councillor Brookes-Hocking declared a personal interest in application 10/00824/MFUL. Comments made in respect of planning applications considered at this meeting are appended.

c) *Planning Applications/Items for Determination week ending 22 June 2010*

A letter from MDDC Planning Services (Forward Planning & Conservation) had been received and circulated by the Clerk in advance of the meeting requesting the Council's views on the abolition of the RSS (Regional Spatial Strategy) and changes to PPS3

(Planning Policy Statement 3) as part of the recent AIDPD (Allocations & Infrastructure Development Plan) examination.

The Forward Planning and Conservation Manager outlined the changes and implications for the future.

It was agreed that, in general, the Council welcomed the changes to PPS3 and the abolition of the RSS but had some concerns about any the strains this might place on green field sites.

There were no additional planning applications and items for determination.

d) *AIDPD Consultation*

The Council had approved its provisional comments following a meeting of the General Purposes committee held on 8 June. No additional comments were made.

The Forward Planning & Conservation Manager was thanked for attending the meeting and assisting councillors with their deliberations.

40. Finance

a) *Schedule of Accounts*

The Schedule of Accounts, numbers 3114 to 3125 totalling £6070.92, was approved.

b) *Donation Requests*

i) Crediton Rugby Football Club

Deferred to next General Purposes Committee for recommendation pending receipt of further information. The Clerk to follow up his earlier request for further details.

ii) Crediton Library

Councillor Way declared a personal interest as a member of the County Council.

Deferred to next General Purposes Committee with delegated authority. The Clerk to contact DCC to ascertain why the initiative was not being financially supported by DCC. Councillor Way to investigate use of the Locality Fund.

c) *Other Donation Requests*

There were no other donation requests.

41. Property

a) *Fingerposts*

The Clerk had circulated detailed information on the Council's proposals. He asked that the Council consider raising its allocation to cover the additional costs of providing 180 ° signs at Market Street (to minimise total number of fingers) and the replacement of the stolen finial at Union Road (Newcombes Meadow toilets). This was agreed. The Clerk to progress the order and arrange installation.

b) *Teen Shelter*

There was very little to report. Councillor Nation apologised for the delay and agreed to pursue the funding issue and discussions with local youth groups.

Councillor Nation left the meeting.

c) *Scout Memorial Gardens*

Deferred to next General Purposes Committee when it was hoped further information would be available.

d) *Property Registration*

As part of his examination of the Council's property documents, Councillor Finnegan proposed that the Council order sufficient plans (OS mapping) to help clarify boundaries. He also requested the provision of additional insurance cover for documents and deeds taken out of the Council/Solicitor's Offices. He considered that a considerable saving could be made in solicitor's charges if the maps were provided by the Council.

The Clerk explained that the documents were not covered by the Council's policy and that it was not possible to place a "paper" value on these documents for insurance purposes. The important priority was to complete the registration process which would negate the need to pay additional insurance premiums; the paper documents becoming

obsolete or of historical interest only. He did not consider the provision of OS maps necessary for all properties.

It was agreed to defer the matter to the next General Purposes Committee. In the meantime, the Clerk agreed to ask the solicitor if there would be any benefit (cost and time) in the Council obtaining appropriate OS maps.

e) *Property Inspection & Risk Assessment*

It was agreed that members of the Property Sub Committee would carry out an initial inspection and risk assessment on Tuesday 29 June, meeting at 1800 at the War Memorial. The Clerk to provide inspection checklists, risk assessment forms and guidance notes.

The Allotment Sub Committee would carry out an inspection and risk assessment of the allotments at a suitably convenient date for members.

42. Devon County Council

Councillor Way declared a personal interest as a member of the Highway Authority. He reported on the recent site meeting he attended with DCC officers as a result of issues raised by the Town Council and local residents.

a) *Highway Issues*

Barnfield

The road was in a bad condition DCC would carry out major works including resurfacing but would be dependent on available funding. He had urged DCC to complete works for the whole road and asked for Town Council support on this.

Four Mills Lane

DCC did not believe the road was suitable for a 20mph limit which would require obtrusive warning signs contrary to the need to comply with conservation area status. He would contact the DCC Director and ask for a full review of current advice.

Jockey Hill

The concerns expressed by the Town Council over safety issues about footways and the junction with Longmeadows. Speedwatch had been monitoring the area and some provisional details were revealed. Under the present financial situation it was unlikely that any improvement works would be completed. In the meantime, the Police and Speedwatch had agreed to continue to monitor the situation.

Churchill Drive

Residents had reported that they were experiencing problems with parking. The perception was that QECC students were taking up most of the available parking spaces. He would ask governors to investigate and ask students to look at alternative parking options.

Albert Road

A problem had been reported by residents unable to access their driveways as a result of parked cars. DCC were considering imposing waiting restrictions however there were no funds available for traffic orders. Waiting restrictions would also result in a loss of valuable parking spaces.

Stanbury Court

A parking problem had existed for many years. Parking was severely constrained and restricted. The area was the responsibility of MDDC and any alterations would have to be arranged through MDDC. Suggestions had been put forward and a meeting with MDDC arranged.

HATOC Meeting

Issues relating to Pay & Display Parking had been discussed at a recent meeting and a report generated. It was DCC policy to roll out Pay & Display Parking throughout the county. He believed that Crediton High Street had enough problems at the moment. The introduction of residents parking was another issue raised at the meeting which would need serious consideration.

b) *Town Bus Services*

The Clerk reminded councillors that a meeting had been arranged for 13 July at 1400 in the Council Chamber to discuss issues relating to the town bus services. Only one councillor (Councillor Brown), so far, had agreed to attend.

43. Councillor Reports

a) *Community Safety Partnership – Community Event*

A councillor reported on the success of the first of two community events. The next to be held on 29 July.

b) *Former DCC Social Services Building at Newcombes*

The County ward member was chasing DCC on the potential use of the former Social Services site at Newcombes. He considered it to be an ideal site for social housing.

c) *Army Cadets – 150th Anniversary*

The Deputy Town Mayor reported on the recent celebrations held at Exeter's Wyvern Barracks when she substituted for the Town Mayor.

44. Training

The Chairman reported that he attended a recent training seminar with Councillor Brookes-Hocking and the Clerk. The training covered leadership and communication skills for modern local councils. All considered the event to be very worthwhile and beneficial.

45. NHS Devon & ACS Consultation

Deferred to the next Council meeting and only if requested by the sponsoring councillor (Councillor Nation).

46. Street Naming

A letter had been received with suggested names for roads at the proposed Exeter Road Industrial Estate. The Street Naming and Numbering Authority (MDDC) had not yet approached the Council and, as a consequence, it was agreed to keep the letter and details on file until the Council was consulted.

47. Correspondence Received and Items of Information

Correspondence

1. Torridge, Mid Devon & Bude CAB – Thank You Letter: Annual donation thank you.
2. Wessex Reserve Forces & Cadets Assoc. – Letter: Details of Cadet Parade, Exeter; 12 June 2010.
3. East & Mid Devon Community Safety Partnership – Letter Major Sporting Events – links with domestic abuse incidents; World Cup 2010.
4. Crediton Twinning Assoc. - Thank You Letter: Annual donation thank you.
5. CHAT – Notification: AGM invitation, Tiverton Monday 5 July 2010.
6. DALC – Confirmation of booking: Chairmanship Short Course; Kenn; Tues. 22 June 2010.
7. MDDC – Invitation: MDDC Annual church Service; Tiverton; Sun. 25 July 2010.
8. Mrs L Elt – Thank You Letter: Footpath 24; Lords Meadow; Condition of path surface.
9. DALC – Notification: Empowering Communities in Devon – A Local Perspective; Conference notifications, (Various)
10. Cllr Nation – e-mail: To MDDC about problem at sewage works.
11. Mrs S Norkett – e-mail: The state of Peoples' Park and Scout Memorial Gardens. Agenda item at next WG meeting with invitation to attend.
12. Mr W Jerman – e-mails: Boniface Statue dedication 50th anniversary; Sat. 24 July 2010.
13. Crediton Army Cadet Force – Letter: Request for details of Mayor's Cadet usage.
14. J Skrine – Email: Car Club; Proposed presentation; Sept. 2010.
15. Tesco – Letter/Invite: Request for Mayor to open the Community Fair on 11th July 2010
16. NHS – Letter: Community Maternity Services; change in service provision.
17. Parish Paths Partnership – Newsletter: Spring 2010
18. MDDC – Letter: MDDC Offices at Crediton
19. Richard Newton-Chance – Email: School buses dropping off policy. Clerk to circulate by email to all councillors.
20. John Bodley-Scott – Email: Sustainable Community Strategy Consultation Document
21. Blackrock – Dividend Advice: Dividend and interest payments made.
22. AON – Insurance: Fidelity Assurance & Document coverage proposal etc.
23. Crediton Chambers of Commerce – Meeting Minutes: 15th June 2010

24. DCC Corporate Communications – email: Judicial Review Decision on Unitary Status

Information

1. Sustainable Crediton – Newsletter: Issue 3; June 2010.
2. DPFA – Poster: DPFA Conference & AGM; Christow; Thurs. 1 July 2010.
3. DCC – Monthly Newsletter: Devon in touch; June 2010.
4. CCD – Poster: Parish Planning Drop In Surgery; Ashwater; Thurs. 8 July 2010.
5. SLCC – Newsletter: Devon Branch newsletter; June 2010.

Business Brought Forward

None.

The meeting closed at 22:05.

Signed:

(F Letch, Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 22 JUNE 2010

Planning Decisions – The Council noted the following decisions, as notified by the Planning Authority:

DECISION	<p>Type – Refused</p> <p>Reference: 07/00485/FULL/NMA Non-Material Amendments Address: 19-21 High Street Crediton Devon EX17 3AH Description: Conversion of vacant residential rooms to separate dwelling NON MATERIAL AMENDMENT</p> <p>Web link: 07/00485/FULL NMA</p>
DECISION	<p>Type – Application Granted</p> <p>Reference: 10/00583/ADVERT Consent to Display an Advertisement Address: Crediton Library Belle Parade Crediton Devon EX17 2AA Description: Advertisement Consent to display 1 non illuminated fascia sign</p> <p>Web link: 10/00583/ADVERT</p>
DECISION	<p>Type – No Objections</p> <p>Reference: 10/00641/CAT Works to Trees in a Conservation Area Address: Oak House Jockey Hill Crediton Devon EX17 1DP Description: Notification of intention to fell 1 Plum tree within a Conservation Area</p> <p>Web link: 10/00641/CAT</p>

DECISION**Type – Application Granted**

Reference: **10/00716/FULL** Full planning application
Address: Chiddenbrook Surgery Threshers Crediton Devon EX17 3JJ
Description: Erection of replacement footbridge
Web link: 10/00716/FULL

DECISION**Type – Application Granted**

Reference: **10/00724/FULL** Full planning application
Address: 4 Rus Cottages Threshers Crediton Devon EX17 3NN
Description: Erection of replacement extension
Web link: 10/00724/FULL

DECISION**Type – Application Granted**

Reference: **10/00605/FULL** Full planning application, registered 20/04/2010
Address: Redlands 16 George Hill Crediton Devon EX17 2DT
Description: Erection of home office, raise garage roof and replace roof, terracing of garden with timber edging
Web link: 10/00605/FULL

DECISION**Type – Application Granted**

Reference: **10/00637/FULL** Full planning application, registered 11/05/2010
Address: 27 Exeter Road Crediton Devon EX17 3BW
Description: Conversion of barn to dwelling (Revised Scheme)
Web link: 10/00637/FULL

DECISION

Type – Application Granted

Reference: **10/00628/LBC** Listed Building Consent, registered 26/04/2010

Address: 18 High Street CREDITON Devon EX17 3AH

Description: Listed Building Consent for internal alterations

Web link: 10/00628/LBC

DECISION

Type – Application Granted

Reference: **10/00424/FULL** Full application

Address: 35 Tuckers Meadow, CREDITON, Devon, EX17 3NU

Description: Erection of extensions and conservatory (Revised Scheme)

Web link: 10/00424/FULL

DECISION

Type – Application Granted

Reference: **10/00611/ARM** Approval of Reserved Matters, registered 21/04/2010

Address: Land to The R/O South View Western Road CREDITON Devon EX17 3NF

Description: Reserved Matters for the erection of 2 dwellings and associated works following outline approval 09/01100/OUT

Web link: 10/00611/ARM

Planning Applications

The Council considered the following applications:

APPLICATION	<p>Type – Application</p> <p>Reference: 10/00831/FULL Full planning application, registered 07/06/2010 Address: 113 High Street Crediton Devon EX17 3LG Description: Installation of kitchen extraction duct and formation of access ramp with railings to side entrance</p> <p>Web link: 10/00831/FULL</p> <p>APPROVED – on the condition that the Planning and Conservation Officers are satisfied that the application and the proposed alterations are not detrimental to the building, neighbouring properties or the Conservation Area.</p>
APPLICATION	<p>Type – Application</p> <p>Reference: 10/00832/LBC Listed Building Consent, registered 07/06/2010 Address: 113 High Street Crediton Devon EX17 3LG Description: Listed Building Consent for internal and external alterations</p> <p>Web link: 10/00832/LBC</p> <p>APPROVED – on the condition that the Conservation Officer is satisfied that the application and the proposed alterations are not detrimental to the building or the Conservation Area.</p>
APPLICATION	<p>Type – Application</p> <p>Reference: 10/00836/FULL Full planning application, registered 03/06/2010 Address: 2 Longmeadows Crediton Devon EX17 1DU Description: Erection of dwelling following demolition of detached garage (Revised scheme)</p> <p>Web link: 10/00836/FULL</p> <p>OBJECTION – councillors considered this an inappropriate development of a greenfield site and expressed concerns over access onto the highway.</p>

Type – Application

Reference: **10/00854/FULL** Full planning application, registered 03/06/2010
Address: European Dental Laboratory Ltd (Church Workers Institute) 12 Union Road Crediton Devon EX17 3AW
Description: Erection of single storey extension with storage room under

Web link: [10/00854/FULL](#)

APPROVED

Type – Application

Reference: **10/00765/FULL** Full planning application, registered 11/06/2010
Address: Eakers DIY Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES
Description: Change of use from business (B1) to Cafe (A3) and associated works

Web link: [10/00765/FULL](#)

NO OBJECTIONS

Type – Application

Reference: **10/00824/MFUL** Major Planning Application, registered 10/06/2010
Address: Land at NGR 283335 100449 (Adjacent To Telephone Exchange) Parliament Street Crediton Devon
Description: Erection of 7 houses, 3 coach houses and 4 flats

Web link: [10/00824/MFUL](#)

OBJECTION – on the grounds of density – over development of a small town centre site. The proposals are also out of character with the current street scene and locality, particularly the more modern buildings at the rear of the development. The southern façade is also out of keeping with the historic street scene and the conservation area. Council also commented that, in the opinion of the members, Parliament Street is much busier than stated in the application.

Type – Application

Reference: **10/00849/FULL** Full planning application, registered 10/06/2010

Address: 48 Spruce Park Crediton Devon EX17 3HG

Description: Erection of new dwelling

Web link: [10/00849/FULL](#)

OBJECTION – this proposal represented an unacceptably dense infill with the loss of a valuable greenfield site. The site was on the junction of Spruce Park and Spruce Park hill which could cause problems with vehicular access to the highway.

Type – Application

Reference: **10/00873/MFUL** Major Planning Application, registered 14/06/2010

Address: Land to South of Exeter Road Wellparks Crediton Devon EX17 3PP

Description: Erection of 21 dwellings with associated parking (**Revised scheme**)
Town Council previously

Web link: [10/00873/MFUL](#)

NO OBJECTIONS