



# Credition Town Council



Minutes of the Meeting of the Town Council held on  
24 April 2012

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**Present: Councillors**

**Mr F Letch (Chairman)**  
**Miss J Harris**  
**Mr N Way (part meeting)**  
**Mrs E Brookes-Hocking**  
**Mr M Szabo**  
**Mrs L Conyngham**  
**Mr W Dixon**

**In Attendance:**

**MDDC Chief Executive**  
**Clerk**  
**Planning Consultant**  
**Public**  
**Press**

**Mr K Finan**  
**Mr M Maggs**  
**1**  
**13**  
**1**

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## AGENDA ITEMS

### 242. To receive apologies

Apologies were received and accepted from Councillors Downes (personal), Adams (personal), Hughes (ill health) and Connell (ill health). Council Leighton Plom had tendered his apologies (personal) but the message was not received until after the meeting had commenced.

### 243. Declarations of Interest

Code of Conduct	Councillor Way	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.
Prejudicial	Councillor Harris	Minute (application 12/00466/FULL).

### 244. Meeting Management

To accommodate the visiting MDDC Chief Executive, agenda item 18 (Street Cleansing) would be brought forward after item 9 (Finance & General Purposes Committee Minutes).

### 245. Pre-application Consultation

Mr Andrew McNaughton of Rymack Ltd presented revised plans for the proposed development at Trenavin, George Hill, Credition. The original plans had been presented to members at a meeting of the Finance & General Purposes Committee held on 7 February 2012.

The consultant outlined the changes and answered questions, first from members of the

Council and then from members of the public.

The plan had been revised to comply with the local plan following discussions with planning officers (25 dwellings instead of 40). Boundary problems and privacy issues had also been addressed. Surface water drainage proposals had been submitted to the Environment Agency and MDDC. EA approval had been obtained for a soak away scheme. Access via Southfield Drive was the preferred access point and access issues for pedestrians/cyclists via George Hill had been addressed. Following questions on this issue, the consultant explained that a change would create more hard standing and add to any drainage problems. The solution was considered the optimum for the site. Members repeated their concerns that there was a need to establish walking/cycling routes that were fit for purpose, providing better access to the town. The consultant agreed to take these issues back for further discussion but pointed out that these had not formed part of the negotiations with planners. Doubts were raised over the accuracy of the highways/transport assessments but it was confirmed that the survey was carried out to current standards and recommendations. DCC had considered the proposals acceptable. Other issues (lighting, design etc) would be dealt with under a detailed application which would follow approval of the outline submission which should occur within the next few weeks. An explanation was provided on the number of parking places, the type of dwelling (size) and the number of social housing units. Concerns were also expressed about other environmental issues, particularly the impact on local wildlife. A full arboricultural and ecological survey had been carried out and would form part of the application. Removal of any trees would result in a suitable replacement. Loss of any nesting sites would be mitigated by replanting and removal of nesting habitats would not be allowed. However, the current survey had been carried out in November and this was regarded by all members as unacceptable and not representative of the real situation.

The Chairman thanked the consultant for attending and allowing members an opportunity to view the proposals in advance of a formal submission. The information provided would be used to assist members with their recommendations to the Planning Authority.

**246. Public Question Time**

None. All question had been dealt with under the above item.

**247. Chairman's & Clerk's Announcements**

The Clerk would raise a couple of late arriving issues under agenda item 23 (Business Brought Forward).

The Chairman was looking forward to greeting a visiting group from Crediton's twin town (Avranches).

**248. Town Council Minutes**

The minutes of the Town Council meeting held on 20 March 2012 were received and approved as a correct record with the following amendment:

*Minute 229:* add "A letter setting out the revised grants procedure would be given to recipients at the Annual Mayor's Reception."

**249. Matters Arising**

*Minute 231a:* following a question from a member, the Clerk reported that a letter had been sent but no response had been received to date.

**250. Finance & General Purposes Committee Minutes**

a) *Minutes*

The minutes of the Finance and General Purposes Committee meeting held on 3 April 2012 were received and noted. The Committee Chairman stated that the content of minute 161 would be discussed at the next committee meeting.

b) *Recommendations*

There were no recommendations to approve.

**251. Street Cleansing**

The Vice Chairman outlined the problems associated with street cleansing and the apparent inability to adhere to a proper schedule. Rubbish and dirt were accumulating due to lack of attention.

The MDDC Chief Executive agreed that the reported issues were largely true. However, he continued by explaining that it was a matter of priorities and resourcing. The budget deficit remained a serious issue. MDDC had looked at ways of reducing costs whilst maintaining appropriate support for front line services. The district council had to find savings of £1.2, £1.9 and £2.6 million over the next three years. This will result in the loss of 57 staff with the consequent effect of services. He continued to explain how the council was planning to make further considerable efficiency savings in order to comply with government targets. The street cleansing service was undergoing major reform and it was hoped that by September/October, he would be in a better position to establish what needed to be done. In the meantime, any help and assistance provided by the Town Council would be appreciated. To this end, it was agreed that the Town Council would investigate the possibility of obtaining funding from MDDC/DCC to provide a better service.

Councillor Way arrived.

The Chief Executive then proceeded to update members on other MDDC initiatives including the building of new council houses, the economic development strategy, High Street Innovation Fund, use of the Community Infrastructure Levy, progressing the Exeter Road development land by considering the possible use of CPO's (Compulsory Purchase Orders).

The Chairman thanked the Chief Executive for attending and providing members with important information.

**252. Administration & Personnel Sub Committee Minutes**

The minutes of the Administration & Personnel Sub Committee meeting held on 19 April 2012 were not available but would be presented to the next meeting of the Finance & General Purposes Committee.

**253. Jubilee Working Group Notes**

- a) The notes of the Jubilee Working meetings held on 4 April and 18 April were received and noted.
- b) The recommendations of the working group were approved as noted.

**254. Crediton in Bloom Working Group Notes**

- a) The notes of the Crediton Bloom Working Group meeting held on 3 April were received and noted. However, several members found the notes difficult to follow and understand. It was suggested that the working group looks more closely at these concerns and the increasingly important issues relating to finance and sponsorship. The observations of the Council and the Clerk should be taken on board.
- b) The recommendations of the working group were approved as noted.

**255. Crediton Support Fund**

- a) The notes of the meeting of the Crediton Support Fund (Awards and Distribution Panel) held on 17 April 2012 were received, noted and recommendations approved.
- b) The Clerk provided a brief update on progress and the current status of the fund. The MDDC Chief Executive reported that his council was considering a more co-ordinated approach to rebuilding with the assistance of MDDC officers. Members fully supported this approach and pledged their continuing assistance for the victims.

**256. 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 Harris declared a prejudicial interest and made representations under Clause 12 of the Members Code of Conduct before leaving the meeting.
- c) *Planning Applications/Items for Determination week ending 20 March 2012*  
None.

**257. Finance**

a) *Schedule of Accounts*

The Schedule of Accounts, numbers 3442 to 3450 and direct debit numbers 4438 and 4439 totalling £4845.49 was approved.

b) *Donation Requests*

A donation request had been received from the Crediton Garden Club for £75 which was approved.

**258. Property**

Councillor Szabo and the Clerk provided an update on the provision of a new noticeboard outside the Old Town Hall. The plan and scale drawing needed to be updated before submission. Councillor Szabo and the Clerk to liaise.

**259. Exeter Road**

The sponsoring councillor was not present and it was uncertain what the specific issues were. Councillor Way provided an update on the problem with overgrown hedging which county officers were progressing.

**260. High Street Innovation Fund**

As briefly discussed at the Annual Town Meeting, a meeting of interested parties would be held in Phoenix House, Tiverton on 1 May. The Council nominated two members to represent the Council; Councillors Brookes-Hocking and Way.

**261. Graffiti**

A member reported continuing problems with the former Berry & Vincent building in Union Road. The Clerk and Councillor Way reported that all the appropriate agencies were aware of the issues and were taking action. It was agreed to allow the agencies an opportunity to resolve the problems.

**262. Councillor Reports**

a) *Annual Town Meeting*

Councillor Brookes-Hocking reported that she would formally present the result of the ATM consultation at the next meeting of the Finance & General Purposes Committee.

**263. Correspondence Received and Items of Information**

Correspondence

1. Western Power Distribution – Remittance Slips: Wayleave Payments 2011-12.
2. DCC – PRoW Map: Revisions to the route of Footpath 28, Salmonhutch to Fordton.
3. NHS Blood & Transplant Service – Letter: Request to publicise Blood Donation Sessions May 2012. (Poster on Noticeboard). Problems were reported with the appointment system which appeared to restrict donations.
4. MDDC – Remittance Advice: 1st Half Payment of Precept – 2012-13.
5. Zurich Municipal Insurance – Letter: Notification of Insurance Renewal & Request for Information.
6. E Mills – Letter & Photographs: Complaint about the condition of Crediton Cemetery. The Clerk provided an update – matter being progressed by MDDC.
7. Chief of the Defence Staff – Letter: Armed Forces Day – Fly a Flag.
8. T Hodges – e-mail: HGV's & Heavy Traffic in St Saviours Way & Town Park. (Acknowledged 23 April 2012). The Clerk and the MDDC Chief Executive provided an update – essentially little could be done.
9. C Gillespie – Proposal: Queen's Jubilee Pottery Medallions.
10. Crediton Festival 2009 Co-Ordinating Committee; Final Accounts 20 November 2006 to 31 July 2009.

Information

1. QECC – Newsletter: The QE News – April 2012.
2. North Devon Healthcare NHS Trust – Newsletter: The Pulse – February 2012
3. Vaughtons – Advert Letter: Queen's Jubilee Souvenir Coins.
4. SW Community Leadership – Update: Information for Town & Parish Councils – March 2012.
5. MDDC – Summons & Agenda: Council Meeting 25 April 2012.
6. Devon Community Recycling Network, (DCRN) – Newsletter: Junkmail, Issue 9 2012.
7. DPFA – Newsletter: The Playing Field – Spring 2012.

8. Tarka Rail Assoc. – Magazine: Spring 2012.
9. Involve Mid Devon – Newsletter: April 2012.
10. Senior Council for Devon – Newsletter: Devon Senior Voice – April 2012.
11. Cobbydog – Poster: Crediton Companion Dog Show – 22 July 2012.

## **Business Brought Forward**

### **264. Crediton Railway Sign**

Agenda item at next meeting to discuss purchase of old Crediton railway sign form the Friends of Crediton Station. The Clerk to reserve until decision made.

### **265. Crediton in Bloom**

Councillor Szabo raised issues with poor communications. The Chairman agreed to attend and discuss at the next working group meeting.

### **266. Crediton Roads**

The County ward member reported that the biggest road resurfacing programme was proceeding very well. He asked for any problems to be reported to him. Delays and disruption had been experienced largely due to bad weather conditions.

The meeting closed at approximately 9:20pm

**Signed:**

**(Chairman)**

**Date:**

# Crediton Town Council

## PLANNING DECISIONS AND APPLICATIONS FOR THE TOWN COUNCIL MEETING 24 APRIL 2012

**Planning Decisions** – as notified by the Planning Authority:

<b>DECISION</b>	<b>Type – Decision</b>
	Reference: <b>11/01711/FULL/NMA</b> Non-Material Amendments
	Address: Parliament House Parliament Street Crediton Devon
	Description: Conversion of loft area to form 3 flats
	Decision: <b>Grant permission</b>
Web link: <a href="http://11/01711/FULL/NMA">11/01711/FULL/NMA</a>	

<b>DECISION</b>	<b>Type – Decision</b>
	Reference: <b>12/00116/FULL</b> Full planning application
	Address: 16 Blagdon Close Crediton Devon EX17 1EL
	Description: Erection of two storey extension
	Decision: <b>Grant permission</b>
Web link: <a href="http://12/00116/FULL">12/00116/FULL</a>	

<b>DECISION</b>	<b>Type – Decision</b>
	Reference: <b>12/00123/MOUT</b> Major Outline Application
	Address: Trenavin George Hill Crediton Devon EX17 2DS
	Description: Outline for the erection of 40 dwellings (including 12 affordable dwellings) following demolition of existing dwelling
	Decision: <b>Application Withdrawn</b>
Web link: <a href="http://12/00123/MOUT">12/00123/MOUT</a>	

DECISION

**Type – Decision**

Reference: **12/00128/FULL** Full planning application  
Address: West Hill Western Road Crediton Devon EX17 3NF  
Description: Erection of dwelling and construction of new access  
Decision: **Grant permission**  
  
Web link: [12/00128/FULL](#)

DECISION

**Type – Decision**

Reference: **12/00137/CLP** CLP for PROPOSED Use or Operation  
Address: 13 Okefield Road Crediton Devon EX17 2DL  
Description: Certificate of lawfulness for the proposed erection of a conservatory  
Decision: **Grant permission**  
  
Web link: [12/00137/CLP](#)

DECISION

**Type – Decision**

Reference: **12/00163/CAT** Works to Trees in a Conservation Area  
Address: Garth Searle Street Crediton Devon EX17 2DB  
Description: Notification of intention to prune trees within a conservation area  
Decision: **No Objection**  
  
Web link: [12/00163/CAT](#)

DECISION

Type – Decision

Reference: **11/01412/FULL** Full planning application  
Address: Land at NGR 283605 100002 Cockles Rise Crediton Devon  
Description: Erection of 4 dwellings and associated works  
Decision: **Grant permission**  
Web link: [11/01412/FULL](#)

DECISION

Type – Decision

Reference: **12/00063/FULL** Full planning application  
Address: M Baker South West Ltd Unit 5 Creedy Vale Down End Lords Meadow Industrial Estate Crediton Devon EX17 1HN  
Description: Change of use from Class B2 (general industrial) to Class B1(b) (research and development) or Class B1 (c) (light industrial) or Class B8 (warehouse and distribution)  
Decision: **Grant permission**  
Web link: [12/00063/FULL](#)

DECISION

Type – Decision

Reference: **12/00180/FULL** Full planning application  
Address: Duke of York 74 High Street Crediton Devon EX17 3JX  
Description: Erection of single storey extension to rear  
Decision: **Grant permission**  
Web link: [12/00180/FULL](#)



**DECISION****Type – Decision**

Reference: **12/00181/LBC** Listed Building Consent  
Address: Duke of York 74 High Street Crediton Devon EX17 3JX  
Description: Listed Building Consent for erection of single storey extension to rear and internal and external alterations  
Decision: **Grant permission**

Web link: [12/00181/LBC](http://12/00181/LBC)

**Planning Applications**

The Council considered the following applications:

**APPLICATION****Type – Application**

**Deferred from previous meeting for individual inspection.**

Reference: **12/00304/FULL** Full planning application, registered 05/03/2012  
Address: 18 Okefield Road Crediton Devon EX17 2DN  
Description: Erection of a single storey extension to front and first floor side extension with two dormer windows

Web link: [12/00304/FULL](http://12/00304/FULL)

**NO OBJECTION**

**APPLICATION****Type – Application**

Reference: **12/00466/FULL** Full planning application, registered 29/03/2012  
Address: 2 Charlotte Street Crediton Devon EX17 3BB  
Description: Sub-division of number 2 Charlotte Street to form 2 dwellings

Web link: [12/00466/FULL](http://12/00466/FULL)

**NO OBJECTION** – however, councillors were concerned that this may represent over development of a small site and questioned whether the proposal would create a dwelling of adequate or habitable size.

**APPLICATION****Type – Application**

Reference: **12/00492/FULL** Full planning application, registered 02/04/2012  
Address: 25 Barnfield Crediton Devon EX17 3HU  
Description: Erection of extension

Web link: [12/00492/FULL](#)

**NO OBJECTION**

**APPLICATION****Type – Application**

Reference: **12/00499/FULL** Full planning application, registered 05/04/2012  
Address: 2 Coxs Close High Street Crediton Devon EX17 3AG  
Description: Change of use from dwelling (C3) to osteopath's clinic (D1) and installation of stepped access

Web link: [12/00499/FULL](#)

**NO OBJECTION**

**APPLICATION****Type – Application**

Reference: **12/00321/ADVERT** Consent to Display an Advertisement, registered 11/04/2012  
Address: Charlesworth Nicholl & Co Solicitors 31 High Street Crediton Devon EX17 3AJ  
Description: Advertisement Consent to display 1 non-illuminated hanging sign and 1 external noticeboard

Web link: [12/00321/ADVERT](#)

**NO OBJECTION**

## APPLICATION

**Type – Application**

Reference: **12/00486/LBC** Listed Building Consent, registered 11/04/2012  
Address: Charlesworth Nicholl & Co Solicitors 31 High Street Crediton Devon EX17 3AJ  
Description: Listed Building Consent to display 1 non-illuminated hanging sign and 1 external noticeboard

Web link: [12/00486/LBC](#)

**NO OBJECTION**

## APPLICATION

**Type – Application**

Reference: **12/00528/FULL** Full planning application, registered 10/04/2012  
Address: 45 Avranches Avenue Crediton Devon EX17 2HB  
Description: Erection of two storey and first floor extensions and conversion of existing garage to habitable room

Web link: [12/00528/FULL](#)

**DEFERRED** - to next meeting (15 May) for individual inspection.

## APPLICATION

**Type – Application**

Reference: **12/00480/CAT**  
Address: Penton House, Old Tiverton Road, Crediton  
Description: Notification of intention to reduce branches to one Sycamore tree within a Conservation Area

Web link: [12/00480/CAT](#)

**NO OBJECTION** – provided the proposal is supported by the tree officer or a suitably qualified arboriculturalist.

## Crediton Town Council

### SCHEDULE OF ACCOUNTS SUBMITTED TO A MEETING OF THE TOWN COUNCIL 24 APRIL 2012

Cheque Number	Ref.	Comment	Sub-Total	Total
3442	F.J.Stevens & Son	4430 Plaque Slate Panels	OSA 1906 S72	312.00
3443	Cllr L.Conyngnam	4431 Cllr Expenses, Spaces by Design	LGA 1972 S111	17.75
		4443 ATM Exhibition Expenses	LGA 1972 S111	34.86
				52.61
3444	Crediton Courier	4432 Annual Town Meeting Notice	LGA 1972 S111	201.60
3445	MDDC	4433 IT Support Apr.'12	LGA 1972 S111	216.00
		4436 Postal & Copier Charges to Mar.'12	LGA 1972 S111	221.05
		4437 Office Rent & Service Charge	LGA 1972 S111	2,800.00
				3,237.05
3446	Concorde Copiers	4434 Printer Costs Mar.'12	LGA 1972 S111	26.86
3447	Capricorn Engineering	4435 SMG Fitting of Benches & Bin	OSA 1906 S72	273.60
3448	Crediton Parish Church	4440 Annual Flower Festival Donation	LGA 1972 S137	80.00
3449	Peter Davis	4441 SMG Refurbishment Fees	OSA 1906 S72	413.32
3450	Boniface Centre	4442 Annual Town Meeting Venue Hire	LGA 1972 S111	82.50
D/D	To be Paid by D/Debit 30 Apr. 2012			
	EDF Energy	4438 Bandstand Electricity	LGA '72 S111	16.00
D/D	To be Paid by D/Debit 1 May. 2012			
	British Telecomms	4439 Telephone Bill	LGA 1972 S111	149.95
<b>Total</b>				<b>4,845.49</b>

## Crediton Town Council

### BANK BALANCES SUBMITTED TO A MEETING OF THE TOWN COUNCIL 24 APRIL 2012 (As @ 18 Apr. 2012)

Lloyds Current	1,719.99
Precept Reserve	82,828.31
Reserves	42,544.87
Petty Cash	20.78
Income Petty Cash	11.15
<b>Total</b>	<b>127,125.10</b>

## Crediton Town Council

### ASSETS & COMMITMENTS SUBMITTED TO A MEETING OF THE TOWN COUNCIL 24 APRIL 2012 (As @ 18 Apr. 2012)

Bank & Cash Holdings	127,125.10
VAT	13,237.18
Creditors (Suppliers & Liabilities)	-4,845.49
Debtors (Customers)	1,407.13
<b>Total</b>	<b>136,923.92</b>