



**Minutes of Credition Town Council Meeting, held on
Tuesday, 19th November 2013, at 7pm, at the Council Chamber, Market Street, Credition**

Present: Cllrs Mr F Letch, (Chairman), Miss J Harris (Deputy-Chairman), Mr W Dixon, Mr M Szabo, Mr A Wyer, Mr J Downes, Ms G Ford and Mr Kevin Finan, Chief Executive Officer, Mid Devon District Council
Mr Bob Wright, Mid Devon District Councillor
Mrs Clare Dalley, Town Clerk

In Attendance: 1 member of the public and 1 member of the press

- 1311/143 **To receive and accept apologies**
It was **resolved** to receive and accept apologies from Cllrs P Vincent and Mrs L Brookes-Hocking (Proposed by Cllr Harris and seconded by Cllr Szabo)
- 1311/144 **Declarations of Interest**
Cllr Downes - 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.
- 1311/145 **To discuss issues in Credition Town with the Chief Executive of Mid Devon District Council, Mr Kevin Finan.**
Cllr Letch welcomed Mr Finan to the meeting. A list of questions to be put to Mr Finan had been issued with the agenda and had been sent to Mr Finan in advance of the meeting. Mr Finan answered the questions raised. The list of questions, together with Mr Finan's responses, are attached to these minutes as Appendix One.

Cllr Way arrived 7.04 pm
Cllr Adams arrived 7.07 pm
- 1311/146 **Public Question Time**
There were no public questions.
- 1311/147 **Order of Business**
There were no changes to the order of business
- 1311/148 **Chairman's and Clerk's Announcements**
The Clerk reminded all Councillors that in order to speak and vote at all or any meeting of Credition Town Council, on any matter relating to the setting of the council tax, precept, or the budget, they will need to apply for a dispensation, the details of which have already been issued via e-mail.

The Chairman reminded all Councillors that the first Town Team meeting would be taking place on Wednesday 20th November at 7.00 pm in the Council Chamber. He had received a letter from Mel Stride MP thanking the Town Council for the Service of Remembrance on Sunday, 10th November 2013.

Cllr Way 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.

- 1311/149 **Town Council Minutes – To approve and sign the minutes of the Crediton Town Council meeting held on 15th October 2013 as a correct record.**
Copies had been circulated with the agenda. It was **resolved** to approve, and sign, the minutes of the Crediton Town Council meeting held on 15th October 2013 as a correct record. (Proposed by Cllr Harris and seconded by Cllr Ford)
- 1311/150 **Matters Arising - At the direction of the Chairman, to report on matters arising from the minutes of the Meeting held on 15th October 2013, for information only.**
There were no matters arising.
- 1311/151 **To receive, and to ratify the decisions therein, the minutes of the following committee meetings and working groups:**
- **Administration & Personnel Committee Meeting held on 8th October 2013**
 - **Policy and Forward Planning Working Group held on 28th October 2013**
 - **Finance & General Purposes Committee Meeting held on 5th November 2013**
 - **Property & Allotments Committee Meeting held on 12th November 2013**
- The minutes of the meetings had been circulated with the agenda.
- It was **resolved** to receive and to ratify the decisions therein, the minutes of the Administration & Personnel Committee Meeting held on 8th October 2013 (Proposed by Cllr Harris, seconded by Cllr Dixon)
- It was **resolved** to receive and to ratify the decisions therein, the minutes of the Policy and Forward Planning Working Group meeting held on 28th October 2013. (Proposed by Cllr Wyer, seconded by Cllr Harris)
- It was **resolved** to receive and to ratify the decisions therein, the minutes of the Finance & General Purposes Committee Meeting held on 5th November 2013. (Proposed by Cllr Harris, seconded by Cllr Dixon)
- Cllr Adams declared a disclosable pecuniary interest in the minutes of the Property & Allotments Committee Meeting, held on 12th November 2013 and left the room.
- It was **resolved** to receive and to ratify the decisions therein, the minutes of the Property & Allotments Committee Meeting held on 12th November 2013. (Proposed by Cllr Harris, seconded by Cllr Szabo)
- Cllr Adams returned to the room.
- 1311/152 **Planning**
Details of decisions and planning applications received had been circulated to Members prior to the meeting.
- a) **To receive notification of decisions made by the Planning Authority**
It was **resolved** to note the decisions of Mid Devon District Council, the determining Authority, with conditions as filed, which are attached as Appendix Two.
 - b) **To consider planning applications**
It was **resolved** to make comments in respect of planning applications considered at this meeting, which are attached as Appendix Three.
- 1311/153 **To consider the following TAP Fund applications from local organisations and to decide whether to support them:**
- **Crediton Pannier Market**
 - **Copplestone Parish Council** (this application will be submitted through Copplestone Parish Council)
- Copies of all applications together with supporting documentation had been issued with the agenda.
- Cllr Way declared a personal interest as the Devon County Council Ward member.

The Crediton Pannier Market application was considered and it was **resolved** to take no action regarding the application at this time. The Clerk was asked to re-iterate the Council's existing support in principle for the project and advise that the Town Council would reconsider an application once there is a fully worked up business plan and once premises have been secured. (Proposed by Cllr Dixon and seconded by Cllr Szabo)

It was **resolved** to support Copplestone Parish Council in their TAP Fund application to purchase refuse bins for their new recreation ground. (Proposed by Cllr Harris and seconded by Cllr Adams)

1311/154 **To receive the following motion from Cllr Downes:**

'The Town Council formally pressures Devon County Council to progress a safe crossing place on Exeter Road near the junction with Mill Street'

Cllr Downes spoke in support of his motion. Cllr Adams stated that many years ago there used to be a zebra crossing outside the old Post Office. Cllr Way advised that he had placed this issue on the next Devon County Council Highways Committee meeting for consideration. Cllr Szabo advised that a safe crossing place was also needed outside of Tesco.

It was **resolved** to support the motion and for the Town Council to formally pressure Devon County Council to progress a safe crossing place on Exeter Road near the junction with Mill Street. (Proposed by Cllr Downes and seconded by Cllr Harris)

It was further **resolved** for Cllr Downes to draft the letter to be sent to Devon County Council, which will be sent by the Town Clerk. (Proposed by Cllr Letch and seconded by Cllr Harris)

1311/155 **To consider how the Council can formally recognise Mr Dave Jones's contribution to the Town.** This item has been requested by Cllr Downes.

Cllr Downes spoke in support of the item. Cllr Letch advised that he has made numerous attempts in the past to recognise Mr Jones's work, including numerous invitations to the Mayor's Reception and attempts to present a Crediton Town plate. All have been refused.

It was **resolved** to send a certificate to Mr Jones thanking him for his efforts over the years. (Proposed by Cllr Dixon and seconded by Cllr Downes)

1311/156 **To discuss the traffic issues at Salmonhutch/Westernlea/Tuckers Meadow area of town and agree a course of action.**

It was **resolved** to forward the e-mail received by the resident to County Cllr Nick Way and ask the resident to contact Cllr Way directly. (Proposed by Cllr Dixon and seconded by Cllr Harris)

1311/157 **To consider how the Council can promote future meetings.**

Several suggestions were made including visiting local primary schools, in order for children to be aware of the Council, and holding meetings in less formal surroundings. It was agreed that further thought needed to be given to the subject.

1311/158 **To consider a letter requesting the provision of toilets close to the playground in Newcombes Meadow.**

A copy of the letter had been issued with the agenda and was discussed. Several Councillors disagreed with the statement that there were no toilets in Newcombes Meadow. Mid Devon District Council's review of public conveniences was also touched upon in view of this request. It was **resolved** that at the moment it is an unreasonable request. (Proposed by Cllr Harris and seconded by Cllr Ford)

- 1311/159 **To consider a request for the Town Council to ask Woods to remove the pink stretched limo situated on the entrance to the Town.**
A copy of the request had been issued with the agenda. It was **resolved** to suggest to the resident that he should write to Woods as an individual resident with any objections/suggestions. (Proposed by Cllr Ford and seconded by Cllr Szabo)
- 1311/160 **To appoint a Councillor to attend the Devon+ Community Forum Meeting being held on Wednesday, 20th November 2013, at 10.30am, in Crediton Youth Centre, East Street, Crediton.**
Information relating to the meeting had been issued with the agenda. No Councillors were able to attend. It was **resolved** to request minutes of the meeting and for an update on the work of Spectrum Housing Group together with a list of the properties they have in Crediton. (Proposed by Cllr Harris and seconded by Cllr Dixon)
- 1311/161 **To consider and comment on Devon County Council's consultation on the impacts of the proposed cuts for 2014-2015 on the highways service.**
Concern was expressed regarding how the highways budget has been significantly and consistently cut over the last 4 years. Cllr Way advised that the situation is now becoming quite serious as millions of pounds must be taken off Devon County Council's budget. He added that local schemes, that have in the past been difficult to do, have now become impossible due to the lack of funding. Cllr Way also expressed concern that the highways portfolio holder and officers at Devon County Council now have the authority to create more green lanes and thus take roads out of the highways maintenance schedules.

It was **resolved** to comment as follows: Crediton Town Council is concerned at the drastic cut in services on the roads, which does not seem to accurately reflect the cuts being made within Devon County Council offices. The County Council needs to review the way they are cutting the money from the budget and take a look at cutting unproductive staff rather than cutting the money around highways. It is strongly recommended that the Parish Lengthsman service be retained. Crediton Town Council is disappointed at the brief two week time frame of the consultation. (Proposed by Cllr Letch and seconded by Cllr Dixon)
- 1311/162 **Councillor Reports**
There were no Councillor reports.
- 1311/163 **Correspondence and Matters To Note**
- i) RHS – Community Update: “Grass Roots” – Autumn 2013.
 - ii) Tarka Rail Association – Newsletter: Autumn 2013.
 - iii) A. Bowden – e-mail: Parking Issues in Crediton, (Incl. CTC Response & e-mail to Mel Stride MP).
 - iv) SW Highways – e-mail: Exeter Road Closure 25 – 29/10/13, (Now postponed to 21 – 23/11/13).
 - v) Newton St Cyres PC – e-mail: Thanks you to CTC for support of TAP Fund application.
 - vi) Healthwatch Devon – Newsletter: “Voices” Oct. 2013.
 - vii) MDDC – Letter: Response to CTC Submission on Consultation on Licensing Policy, (Incl. Late Night Licence levy fees).
 - viii) MDDC – Summons & Agenda: MDDC Council Meeting Wed. 30 Oct. 2013.
 - ix) NHS Blood & Transplant Service – Letter: Request to Publicize Blood Donation Sessions in Crediton – Nov. 2013, (Poster on CTC Notice Board).
 - x) Devon & Cornwall Police – Letter: Response to CTC Thanks Letter re. Sgt. D. MacFaddon.
 - xi) DCC – Letter and Leaflet: “Travelling In Winter” Advice Leaflet 2013-14.
 - xii) Mid Devon Sure Start Children's Centre – Newsletter: e-news Nov. 2013.
 - xiii) Clerks & Councils Direct – Newsletter: Nov. 2013.

- xiv) MDDC – Letter: Local Plan Review – Distribution of Development – Response.
- xv) DfC&LG – E-Letter: Sustainable Communities Act 2007: Invitation to Town & Parish Councils, (Being Dealt with as Part of Neighbourhood Planning, Policy & Forward Planning WG).
- xvi) SLCC – Newsletter: “The Clerk” Nov. 2013.
- xvii) MDDC – Supp. Planning Document: “The Provision of Parking in New Development”; Jun. 2013.
- xviii) MDDC – Register of Heritage Assets: Local List of 31 Oct. 2013.
- xix) MDDC – Adoption Statement: Local Plan Part 3 Development Management Policies. 30 Oct. 2013.
- xx) M(r)s Saunders & Mr Gaskell – Letter; Objection to Yellow Hammer Brewery License Application, Newton St Cyres, (CTC Responded 14 Nov. 2013 & forwarded to MDDC & N-St-Cys. PC).
- xxi) Crediton Community Bookshop – e-mail: Request Permission to Use Town Seal, (Responded 19 Nov. 2013, Future Agenda Item, F&GP 3 Dec. 2013).

Item xiv - Cllr Dixon requested further information which was provided by the Clerk.
 Item xviii - it was **resolved** to write to MDDC and request that Crediton Railway signal box be added to the asset list. (Proposed by Cllr Way, seconded by Cllr Letch)
 It was **resolved** to note the above correspondence and matter to note. (Proposed by Cllr Letch, seconded by Cllr Harris)

1311/164

Business brought forward

Cllr Dixon:

- thanked Mr Finan for attending and staying for the whole meeting.

Cllr Way:

- requested an agenda item for the Town Council to pressure Devon County Council to adopt a road near Crediton Railway Station, which is currently owned by Network rail.

Cllr Harris:

- queried what information is provided by Mid Devon District Council to new businesses in the Town, especially in relation to wheelie bins and recycling services.

PART TWO ITEMS

There were no Part Two items.

1311/165

Close

The meeting closed at 8.55 pm

Signed.....(Chairman) Date:.....

Questions for Kevin Finan

Please note, the questions are coloured black and the answers are coloured blue.

1. What services would MDDC devolve to Parish and Town Councils with suitable funding?

Everything is up for grabs. We want to look at how best to provide a service in the most cost effective way. For example, in Cullompton the Town Council provide the street cleaning service. MDDC provided the money and the Town Council decided where was cleaned. Experience in the past with Crediton has been that the Town Council has wanted to do things but has been concerned how it would be paid for due to double taxation. Nothing is off the menu.

2. Exactly where is MDDC with the 'Crediton Trade Park'? Approximately two years ago Mr Finan said MDDC were on the verge of issuing a CPO if no progress was made with development. About 3 months ago, Gordon Cleaver said 'something was just about to happen'.

Two years ago concerns were raised that things weren't moving forward. It was suggested that MDDC could use compulsory purchase powers if the land was not coming forward and this resulted in bringing everyone to the table. There have been on-going negotiations and MDDC has sat at the side lines trying to ensure both parties reach agreement. We have been trying to encourage the two parties to resolve the issues they face. At present the businesses are not prepared to pay the prices being asked. MDDC cannot interfere at this time. Cllr Dixon asked if in theory this could go on for another 20 years. Mr Finan replied, yes it could. Cllr Downes stated that there had been rumours that the land owner wanted to change the use of the land, which is why nothing is progressing. Mr Finan replied, I don't think they will have much chance.

3. Could Mr Finan please explain the problem in getting Tesco's to release land for local business.

See answer to question 2.

4. What is MDDC doing to promote new/expansion of business/light industrial parks to compliment the increase in local housing?

We currently have a depot at Lords Meadow which is underutilised. We are in negotiations with Devon County Council regarding a depot at Fordton in order that the land at Lords Meadow can be released. We are currently looking at all sites across the district in terms of housing and employment and we should start to see the results of this in reports to cabinet after Christmas. If Crediton Town Council has any sites it has in mind please let us know your aspirations. By 2015 we will have a new local plan that will set a platform that developers can be confident about. In the Gazette this week there is an article regarding new development at J27 which MDDC has been encouraging. A land mass study was commissioned a few months

ago, this looks at what land is available for employment land. Currently we have too many allocations on large sites and not many for small sites. There can be issues with larger sites to deliver.

5. Playgrounds in Crediton need money spending on them. We currently have two sites listed as play areas with no equipment on them (Fulda Crescent and Spinningpath Gardens). What provision is being made for the maintenance and enhancement of play areas?

Playgrounds do need more money spending on them. Play areas are usually provided by developers. The developer provides the land and a commuted sum of money for maintenance, which is designed to last for 20 years. After 20 years the intention is to remove the equipment. This is now coming home to roost. The commuted sums have now been spent and the District Council does not have the money to maintain the facilities. The District Council is now encouraging developers to set up management companies which ask residents to contribute towards the play equipment.

I think we have too many play areas. We need destination parks with more facilities but of a smaller number. Fulda Crescent has never had equipment. Spinningpath Gardens equipment was removed because it became unsafe. Adrian Cooke, the playgrounds officer contacted the Housing Association responsible for properties at Spinningpath Gardens to ask for a financial contribution but they didn't have any money. The Housing Association said they would survey residents regarding the play equipment but the results have never been provided.

The Clerk asked if 106 money was used to install new equipment would MDDC maintain it. Mr Finan replied MDDC cannot commit to maintain any new equipment. We would look after it but we would not guarantee its longevity.

6. Why is the list of playgrounds on the MDDC website hopelessly out of date? (Greenaway is in Morchard Bishop and Q.E. Drive (2) is either a 3rd site with no equipment, or no longer exists. Also, there are 4 other playgrounds not even listed. I am aware it is not complete. We are trying to update the website list with the play area database.

7. With the change over from 106 commuted sums to the Community Infrastructure Levy (CIL), is there a danger of the 106 money already allocated to Crediton being lost? Also, how can Crediton ensure it receives its fair share of the CIL money and is able to influence how it is spent?

106 money will not be lost, any existing liabilities will still be collected and held and spent as necessary. MDDC hold a legal agreement with developers, the money will be paid to MDDC and then passed to Crediton in due course.

Crediton Town Council will receive 15% of CIL and have the potential for 20% CIL if a neighbourhood plan is in place. The remaining 85% or 80% will be spent across the District; most will go to County infrastructure such as roads and schools. The CIL will not completely pay for the infrastructure development it will only contribute towards it.

8. Why are planning recommendations made by Crediton Town Council ignored? For example planning application 12/00981/FULL was strongly objected to by the Town Council, yet approved by MDDC.

I have asked Jonathan Guscott to come back to you with a specific response to planning application 12/00981/FULL. The Planning Committee have to balance all the factors not only officer recommendations but local support and Council representations. Planning Committees are being pushed towards granting more planning applications because of the national push towards more housing. They have to have valid planning policy objections. If there is not a valid objection it will go to appeal and cost a large amount of money. It is not an exact science and we don't have the power of veto, it is up to members to make the decisions.

9. Would Mr Finan please consider the advantages of involving Finance and Grants departments at MDDC with MDDC planning officers to ensure joined up results? The Local Plan should be the overarching policy document which sets out what development goes where. Finance don't get involved in planning considerations, generally speaking the developers should have done their sums.

10. Would Mr Finan please ensure that in future the County Highways department has, at a responsible level, considered the responses of Parish Council's to development plans that require improvements in infrastructure?

We do have a reasonable relationship with County and do have regard to their views when there is development. County do look at things differently to MDDC and the Town Council. County see things through theoretical models and health & safety assessments. What the Town Council may see as a problem the County don't.

11. With a hinterland of at least 10 other villages and the poor, if not dangerous roads to Crediton, would Mr Finan please advise his officers that Crediton should not always be treated in the same package as Tiverton and Cullompton, with regard to social, transport, employment and planning.

Yes, we recognise the different situation in Crediton. There are MDDC staff that live in Crediton and the hinterland, plus you have your local representatives. If there are particular issues you have concerns with please let me know what they are and I will investigate.

Appendix 2 Crediton Town Council

PLANNING DECISIONS FOR THE PERIOD TO 19TH NOVEMBER 2013

Planning Decisions – as notified by the Planning Authority:

DECISION	<p>Type – Decision</p> <p>Reference: 13/01275/FULL Full planning application, registered 17/09/2013 Address: 1 Springfield Western Road Crediton Devon EX17 3NG Description: Erection of extension and detached garage with annex over Decision: Grant permission</p> <p>Web link: 13/01275/FULL</p> <p>CTC Previous Comments : NO OBJECTION</p>
DECISION	<p>Type – Decision</p> <p>Reference: 13/01288/FULL Full planning application, registered 03/10/2013 Address: Crediton Tandoori 137 High Street Crediton Devon EX17 3DU Description: Erection of a lean-to porch, steps with handrails to rear following removal of existing platform, steps and timber Guarding Decision: Grant permission</p> <p>Web link: 13/01288/FULL</p> <p>CTC Previous Comments : NO OBJECTION</p>

Type – Decision

Reference: **13/01289/LBC** Listed Building Consent, registered 03/10/2013

Address: Crediton Tandoori 137 High Street Crediton Devon EX17 3DU

Description: Listed Building Consent for the erection of a lean-to porch, steps with handrails to rear following removal of existing platform, steps and timber guarding

Decision: **Grant permission**

Web link: [13/01289/LBC](#)

CTC Previous Comments : NO OBJECTION

Appendix 3

Crediton Town Council

COMMENTS ON NEW APPLICATIONS FOR THE PERIOD TO 19TH NOVEMBER 2013

Planning Applications

APPLICATION	<p>Type – Application</p> <p>Reference: 13/01421/FULL Full planning application, registered 29/10/2013 Address: 79 High Street Crediton Devon EX17 3LA Description: Conversion of ground floor shop to flat</p> <p>Web link: 13/01421/FULL</p> <p>CTC COMMENTS: NO OBJECTION (Proposed by Cllr Harris and seconded by Cllr Szabo)</p>
APPLICATION	<p>Type – Application</p> <p>Reference: 13/01422/LBC Listed Building Consent, registered 29/10/2013 Address: 79 High Street Crediton Devon EX17 3LA Description: Listed Building Consent for conversion of ground floor shop to flat</p> <p>Web link: 13/01422/LBC</p> <p>CTC COMMENTS: NO OBJECTION (Proposed by Cllr Harris and seconded by Cllr Szabo)</p>

APPLICATION

Type – Application

Reference: **13/01448/LBC** Listed Building Consent, registered 21/10/2013
Address: 1 The Limes East Street Crediton Devon EX17 3BA
Description: Listed Building Consent for the installation of replacement boiler and central heating system

Web link: [13/01448/LBC](#)

CTC COMMENTS: NO OBJECTION (Proposed by Cllr Harris and seconded by Cllr Szabo)

APPLICATION

Type – Application

Reference: **13/01487/LBC** Listed Building Consent, registered 28/10/2013
Address: Crediton Tandoori 137 High Street Crediton Devon EX17 3DU
Description: Listed Building Consent for removal of chimney breast from upper ground floor

Web link: [13/01487/LBC](#)

CTC COMMENTS: APPROVE (Proposed by Cllr Harris and seconded by Cllr Szabo)

APPLICATION

Type – Application

Reference: **13/01488/LBC** Listed Building Consent, registered 28/10/2013
Address: Crediton Tandoori 137 High Street Crediton Devon EX17 3DU
Description: Listed Building Consent for internal alterations to layout

Web link: [13/01488/LBC](#)

CTC COMMENTS: APPROVE (Proposed by Cllr Harris and seconded by Cllr Szabo)

Type – Application

Reference: **13/01494/FULL** Full planning application, registered 28/10/2013
 Address: 2 Golden Joy Crediton Devon EX17 1EA
 Description: Erection of a dwelling

Web link: [13/01494/FULL](#)

CTC COMMENTS: NO OBJECTION (Proposed by Cllr Harris and seconded by Cllr Ford)

Type – Application

Reference: **13/01368/FULL** Full planning application, registered 03/10/2013
 Address: 115 & 116 High Street Crediton Devon EX17 3LG
 Description: Conversion of rear commercial building to 3 dwellings; alterations to existing shops and formation of 2 additional flats at first and second floor level

Web link: [13/01368/FULL](#)

CTC COMMENTS: Whilst not objecting to this application, Crediton Town Council has concerns that the quality of living space afforded with the creation of 3 dwellings may be too small and that two dwellings would be better suited to the space available (Proposed by Cllr Harris, seconded by Cllr Ford)

Planning Applications – For Information Only**Type – Application (Sandford)**

Reference: **13/01449/FULL** Full planning application, registered Mon 21 Oct 2013
 Address: Land at NGR 284293 101546 (Creedy Manor) Crediton Devon
 Description: Erection of ground mounted 16kw solar PV array with inverter store

Web link: [13/01449/FULL](#)

CTC COMMENTS: NOTED (Proposed by Cllr Letch and seconded by Cllr Harris)