



## Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 04 May 2021 at 19.00, via Zoom

**Present:** Cllrs Mrs E Brookes-Hocking, Mr J Ross, Mr F Letch, Miss J Harris, Mr J Cairney and Mr J Downes, Mr G Cochran and Mrs L Martin

**In Attendance:** Rachel Avery, Town Clerk  
Emily Armitage, Administrative Assistant  
Mr S Huxtable  
Mr Chris Parkes, Credition Heart Project Facilities Group  
Chris Tookey and Victoria George Taylor representing Lidl  
1 member of the public

### 171. To receive and accept apologies

The meeting was opened at 19.00. There were no apologies.

### 172. Declarations of Interest

Cllrs Cairney, Downes and Letch declared that as members of more than one authority, any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority. Cllrs Downes and Letch stated that they would not participate in discussion or voting on planning application 21/00222/MFUL.

Cllr Ross declared that in case of any possible perceived interests with Sustainable Credition, where his wife is currently chairman, there is no conflict of interest.

### 173. Public Question Time

No members of the public wished to speak.

### 174. To receive a presentation from Credition Heart Project Facilities Group

Cllr Brookes-Hocking introduced Chris Parkes and he updated the committee with the following information:

- Discussions have taken place between Credition Heart Project and two businesses owning land at Joseph Locke Way with regard to identifying a potentially suitable location to build a new facility. The possible sites are desirable with open space and good access to bus and rail links.
- Consultations are underway looking at the Local Plan to examine the impact of releasing employment sites for alternative uses as these diverge from the current land allocations.
- Existing buildings within Credition town centre are not practical for conversion to the kind of purpose that the Heart Project proposes and could potentially be costly to adapt. They will not be ruled out, however change of use is crucial.
- The Heart Project is looking to identify a site within 12 months, with costs, feasibility for design and layout.
- The project aims to engage with the public whilst also working closely with the Town Council. At this stage they will not be asking the Town Council for any financial support.

- The project will be a 3-5 year process with an estimated cost of 3 -3.5 millions pounds, which needs to be well managed and can continue to fund itself in the future.

Cllr Brookes-Hocking responded that the Town Council has always been in support of the Heart Project and this is stated in the draft Neighbourhood Plan. However, loss of employment land is a significant issue for Crediton as it has very little. All that has been allocated over the last 20 years has been used for other purposes and no new sites have been allocated or developed. This means little variation or development of employment opportunities in the town in the future.

Cllr Downes agreed and explained that the district council is working on these issues, including the possibility of incubator businesses as well as small business hubs.

Chris Parkes replied that

- Consideration is being given to a new building's long term use, future participation and what will be most beneficial to the community. This could be a hub with joint use of premises with rooms which could be rented to businesses.
- The project, although not a major employer, would include employment opportunities, particularly for people with limited prospects, and groups of all ages and backgrounds, working creatively and sharing skills virtually and physically.

#### 175. Order of Business

There were no changes to the order of business.

#### 176. Chairman's and Clerk's Announcements

There were no announcements.

#### 177. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 6 April 2021, as a correct record.

It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 6 April 2021 as a correct record (Proposed by Cllr Ross).

#### 178. To receive the notes of the meeting held between Bunnyhomes and Crediton Town Strategy Committee members, relating to the development of land at Pitt Hill, Crediton

Cllr Brookes-Hocking advised that this meeting did not take place due to it being cancelled by Bunnyhomes. It was agreed that 5 councillors would attend a council meeting on Friday 7 May at 15.00.

#### 179. Mid Devon District Council - Planning Applications [MDDC Planning Public Access Portal](#)

Mid Devon District Council, the determining Authority, has asked for comments from this Town Council on the following planning applications:

**Reference:** 21/00222/MFUL

**Proposal:** Erection of a retail foodstore with associated parking, access, servicing and landscaping

**Location:** Playing Field at NGR 284091 100385 Commercial Road, Lords Meadow Industrial Estate

**Applicant:** Ms R Brady-Hooper, Lidl Great Britain Ltd

It was **resolved** to recommend OBJECTION for the following reasons: (Proposed by Cllr Brookes-Hocking, Cllr Cairney abstained from voting).

- The difficulty of accommodating a pedestrian crossing within the current highways land available.
- The inadequacy of the highway's pedestrian provision with no pavement on the south side of Commercial Road but an increase in traffic.
- The limited concept of the Landscape Scheme and the biodiversity impact being still to be dealt with.
- Technical issues with flooding being as yet unresolved.
- Concerns from residents about light spillage require a lighting plan.
- The certainty of the loss of the rugby pitch before a new one is built and the absence of a cast-iron guarantee that the new one will definitely be built.

**Reference:** 21/00486/LBC

**Proposal:** Listed Building Consent for replacement fibre cement roof tiles with natural slate

**Location:** 1 Union Terrace, Crediton, Devon

**Applicant:** Mr N Kotarski & Mrs E Kotarska

It was **resolved** to recommend APPROVAL (Proposed by Cllr Harris).

**Reference:** 21/00445/MARM

**Proposal:** Reserved Matters for the erection of 26 dwellings with associated access, parking, open space, landscaping and supporting infrastructure, following outline approval 17/01090/MOUT

**Location:** Land and Buildings at NGR 281938 100425 (Adjacent Brookdale, Threshers) Hollacombe

**Applicant:** Mr Sebastian Acarnley

It was **resolved** to recommend that the committee would postpone their response until after the meeting with Bunnyhomes. The next Town Strategy meeting would be on 11 May (Proposed by Cllr Brookes-Hocking).

**Reference:** 21/00563/HOUSE

**Proposal:** Erection of an extension and verandah with associated landscaping

**Location:** 4 Chestnut Close, Crediton, Devon, EX17 1JD

**Applicant:** Maureen Van Wyk Abdoll

It was **resolved** to recommend NO OBJECTION (Proposed by Cllr Harris).

**Reference:** 21/00756/CAT

**Proposal:** Notification of intention to cut privet sections of boundary hedges in rear garden bordering east and south of property to ground level and reduce hazel hedge on eastern aspect to 1.5-1.8m high within a Conservation Area

**Location:** St Breock, 1 Union Terrace, Crediton

**Applicant:** Mrs Kotarski

It was **resolved** to recommend NO OBJECTION, however it was agreed to note that the work should not commence until after the bird nesting season at the end of September (Proposed by Cllr Letch).

**Reference:** 21/00727/HOUSE  
**Proposal:** Erection of single storey side extension  
**Location:** 9 Beech Park, Crediton, Devon  
**Applicant:** Mrs E Harvey

It was **resolved** to recommend NO OBJECTION (Proposed by Cllr Harris).

#### 180. Mid Devon District Council - Planning Decisions

It was **resolved** to note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed (Proposed by Cllr Letch).

**Reference:** 21/00434/LBC  
**Proposal:** Listed Building Consent for the removal of shop fittings from ground floor retail area  
**Location:** 18 High Street, Crediton, Devon, EX17 3AH  
**Applicant:** Mr David Oliver

**Reference:** 21/00274/LBC  
**Proposal:** Listed Building Consent for replacement stud wall and formation of airing cupboard and shower room  
**Location:** 18 High Street, Crediton, Devon, EX17 3AH  
**Applicant:** Mr David Oliver

**Reference:** 21/00302/LBC  
**Proposal:** Listed Building Consent for internal alterations to include the creation of a downstairs WC, existing ladder staircase to be replaced and creation of an ensuite  
**Location:** 9 North Street, Crediton, Devon, EX17 2BT  
**Applicant:** Mrs Claire Bowyer

**Reference:** 21/00230/HOUSE  
**Proposal:** Erection of single storey rear extension following demolition of existing extension  
**Location:** 70 High Street, Crediton, Devon, EX17 3JX  
**Applicant:** Mr G Seaton

**Reference:** 21/00231/LBC  
**Proposal:** Listed Building Consent for the erection of single storey rear extension following demolition of existing extension  
**Location:** 70 High Street, Crediton, Devon, EX17 3JX  
**Applicant:** Mr G Seaton

#### **The following application had been REFUSED:**

**Reference:** 21/00099/FULL  
**Proposal:** Erection of a dwelling and alteration to existing access  
**Location:** 6 Winswood, Crediton, Devon, EX17 3EU  
**Applicant:** Mr A Leyman

**181. To receive a presentation and update on the Crediton Neighbourhood Plan from Cllr Brookes-Hocking**

Cllr Brookes-Hocking delivered an update on the Neighbourhood Plan through a Powerpoint Presentation, a Pdf copy is attached to these minutes. Cllr Letch wished to thank Cllr Brookes-Hocking for her efforts and to the officers who collaborated with her. Cllr Brookes-Hocking thanked the councillors, members of the public and community representatives who had been involved.

**182. To receive an update on the Town CCTV project**

The Town Clerk advised that the application had been submitted and she anticipated a decision on 25 May. She advised that an operations meeting had been held between the company and office staff and that she hoped the system could be installed in June.

**183. Town Square:**

**- To discuss the administration of tables**

Cllr Brookes-Hocking informed the committee that Cllr Vincent had been voluntarily monitoring the condition and position of the tables, ensuring they were complying with COVID regulations. She also commented that he had been hoovering cigarette ends from the town square, providing jars and removing litter. Cllr Brookes-Hocking suggested a need for finding personnel to continue with these duties until at least October.

**- To receive an update on maintenance**

Cllr Brookes-Hocking advised that somebody from Mid Devon District Council had been coming at 7.00 am to collect litter, but was unsure how regularly this was happening. The Town Clerk advised that members of the Turning Tides Project had also been maintaining the town square from 9.00 am every morning.

**- To consider a campaign relating to safe disposal of cigarette ends**

The Town Clerk advised that The Turning Tides Project were selling heat-proof pouches and Cllr Vincent had expressed an interest to purchase tins for cigarette ends. She suggested that this could be an opportunity for a collaborative campaign. After lengthy talks, it was agreed that the Town Clerk would investigate the cost of metal plaques which could be screwed to the tables and also to research contracted companies to maintain the town square on a permanent basis. It was also agreed for district councillors present to prompt Mid Devon District Council for information on their operations of maintenance within the town especially the Town Square, which the clerk had requested some time ago.

**184. Post-Covid Crediton:**

**- To receive an update regarding Town Square entertainment as restrictions lift**

The Town Clerk advised she is hoping to meet with members of the Town Team and Crediton Arts Centre as the next restrictions lift and that publicity for music events can be increased further.

**- Further consideration of the creation of the Recovery Plan**

Cllr Brookes-Hocking asked members if they knew of any groups involved in recovery to get in touch. The Town Clerk delivered an update on the 'welcome back fund' aimed at encouraging visitors to use the services and businesses within the town.

- Mid Devon District Council are receiving an award of £73,000 which will be split on population between the towns in the district, they will retain £20,000 for additional signage, way marking and marketing campaigns.
- Part of the funding will be used to boost the look and feel of high streets by street planting, green spaces and seating areas.

- Towns might also run publicity campaigns, street markets and festivals, tidy up floor markings, plant flowers and remove graffiti.
- There is also the possibility of using the funding on salaries to employ a warden to keep people safe on the high street and in parks. The Town Clerk commented that this could potentially be an idea for the town square and she would let the committee know when funding becomes available.

**185. Close.**

The meeting was closed at 20.44.

Signed.....  
(Chairman)

Date:.....



## Crediton Neighbourhood Plan

Summary and update for Town Strategy Committee, May 2021

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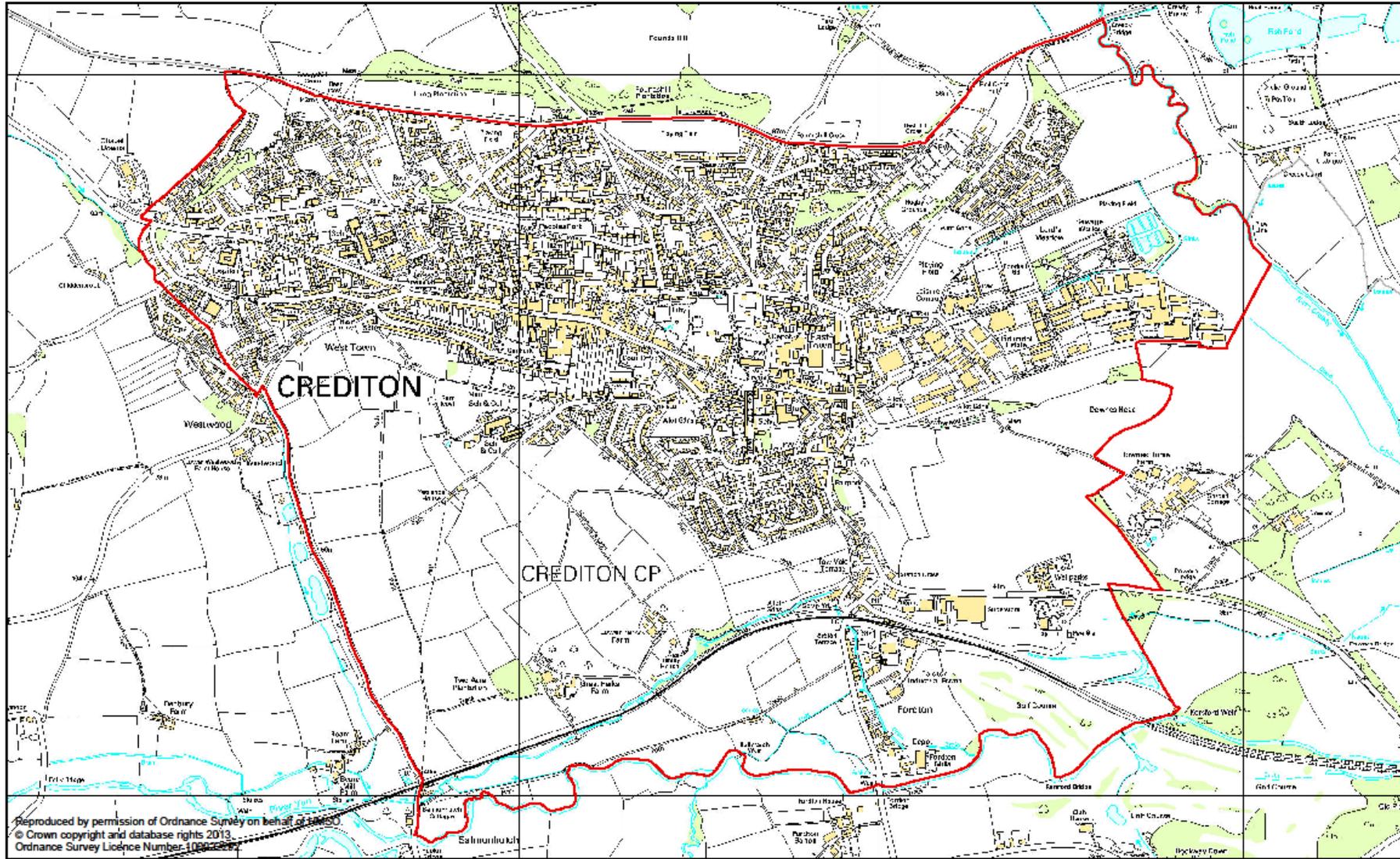


Title  
**Crediton Parish**

GMS

Scale	not to scale	Date	8/02/2012
Dwg. No.	Crediton_A3	Produced by	J Ross

Phoenix House  
Phoenix Lane, Tiverton EX16 6PP  
Tel: 01884 255255  
Website: [www.middevon.gov.uk](http://www.middevon.gov.uk)



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# Planning hierarchy – the simple version

**National Planning Policy Framework (NPPF)** (Central government)



**The Local Plan** (MDDC – the Local Planning Authority)



**The Neighbourhood Plan** (Crediton TC)

 Neighbourhood Plans must be **in conformity** with the Local Plan and the NPPF.

 It is a **Basic Condition** that our plan must fulfil.



## Where to start? Ask the public:

January 2015

Household Survey

January – March 2015

Primary schools, QE,  
Businesses

‘Crediton is a great place to live, active and friendly but with terrible traffic and poor air quality.’



## Public displays and consultations

- July 2015 display of main policies Crediton Festival Volunteers Event, Town Square
- March 2016 Annual Town Meeting, NP update
- March 2018 Annual Town Meeting, NP update
- October 2018 NP draft policies consultation, Council Offices, Market Street
- March 2019 NP draft polices consultation, Boniface Centre

# Vision, aim and objectives of the plan

## Vision

We are a creative and sociable community that is committed to developing, over the plan period, a sustainable town alongside our valued heritage and environment.

Let's make it work better!

*(Credton Neighbourhood Plan  
inaugural meeting)*

## Aim

We aim to fulfil our community's aspirations to make Credton an even better place to live, work and play, while retaining our distinctive assets of arts-based social projects and events, our St Boniface heritage, sustainable transport connectivity and our rural valley setting.

Objectives next

To achieve our aim and reach our vision we have key objectives to be achieved by eight policy topics

**Our objectives:**

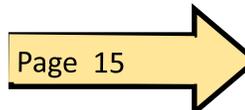
**Policy topics**

to facilitate housing, businesses and infrastructure that fulfil our economic, social and environmental ambitions for the town



**1 Development**

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to encourage our strong community spirit by fostering an active community life with town events for all



**2 Community and facilities**

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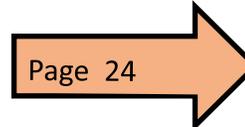


to create a vibrant town where people enjoy living, working and spending their leisure time



**3 Town centre**

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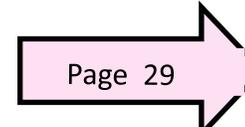


to improve the quality and quantity of sustainable transport options, especially for walking and cycling



**4 Transport**

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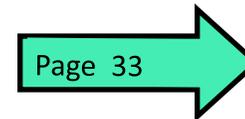


to move towards becoming a more low carbon economy and more resilient in the face of climate change



**5 Sustainability**

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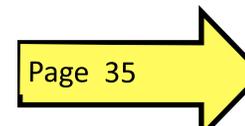


to promote a wide range of business opportunities, and facilities for home-working



**6 Employment**

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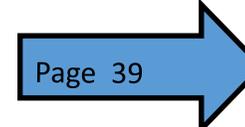


to maintain our of historic buildings and enhance their use with well-designed additions and refurbishments



**7 Heritage**

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to maintain the town's setting between the rivers Yeo and Creedy, and all its green infrastructure with enhanced biodiversity



**8 Environment**

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## Crediton Neighbourhood Plan has 8 sections



- 1 New development
- 2 Community and facilities
- 3 Town centre
- 4 Transport
- 5 Sustainability
- 6 Employment
- 7 Heritage
- 8 Rural environment



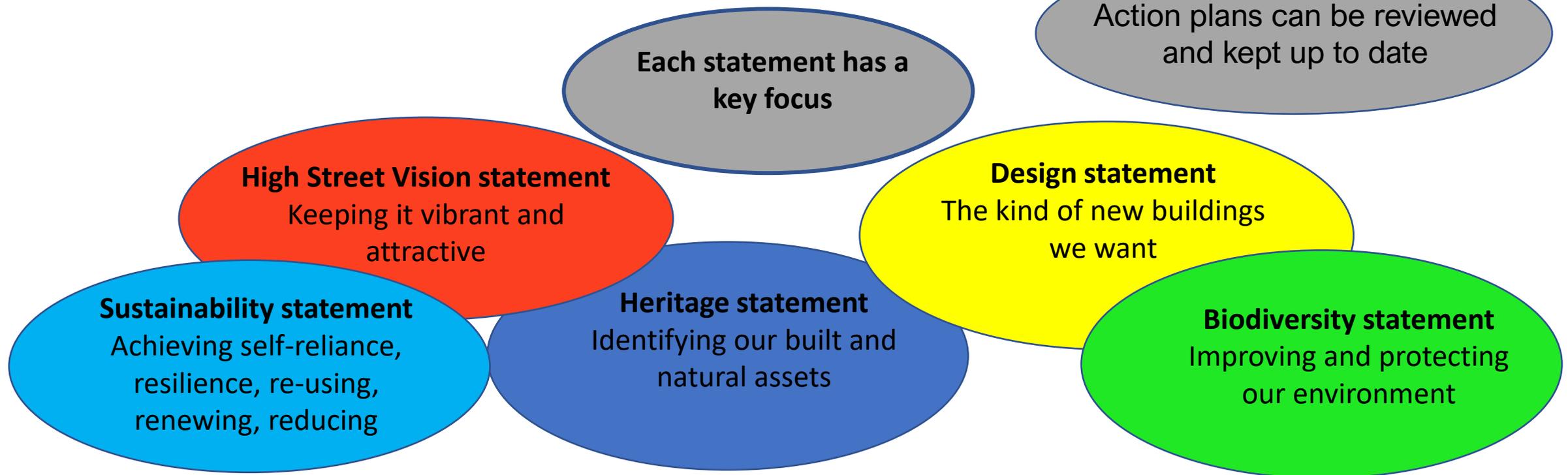
- The NP accepts the land allocations in the MDDC Local Plan.
- Section 1, New development, adds detail to the development policies in the Local Plan.

Neighbourhood Plans are legal planning documents



# 5 Neighbourhood Plan Statements

- Ideas behind policies – from surveys and consultations.
- Some statements include a brief **Action Plan**.
- These are combined with **Intentions** related to other statements in a **Community Action Plan** which concludes the NP.



# A spin-off as the plan was being prepared . . .

. . . we came across:

 traffic and urban space planners with a community perspective

 some S106 funds to do a feasibility study.

After planners' consultations with community reps and traffic officers we got the

## Crediton traffic and urban realm feasibility study



 If you don't have a plan, when the money turns up, you don't get it because you didn't know what you wanted it for.

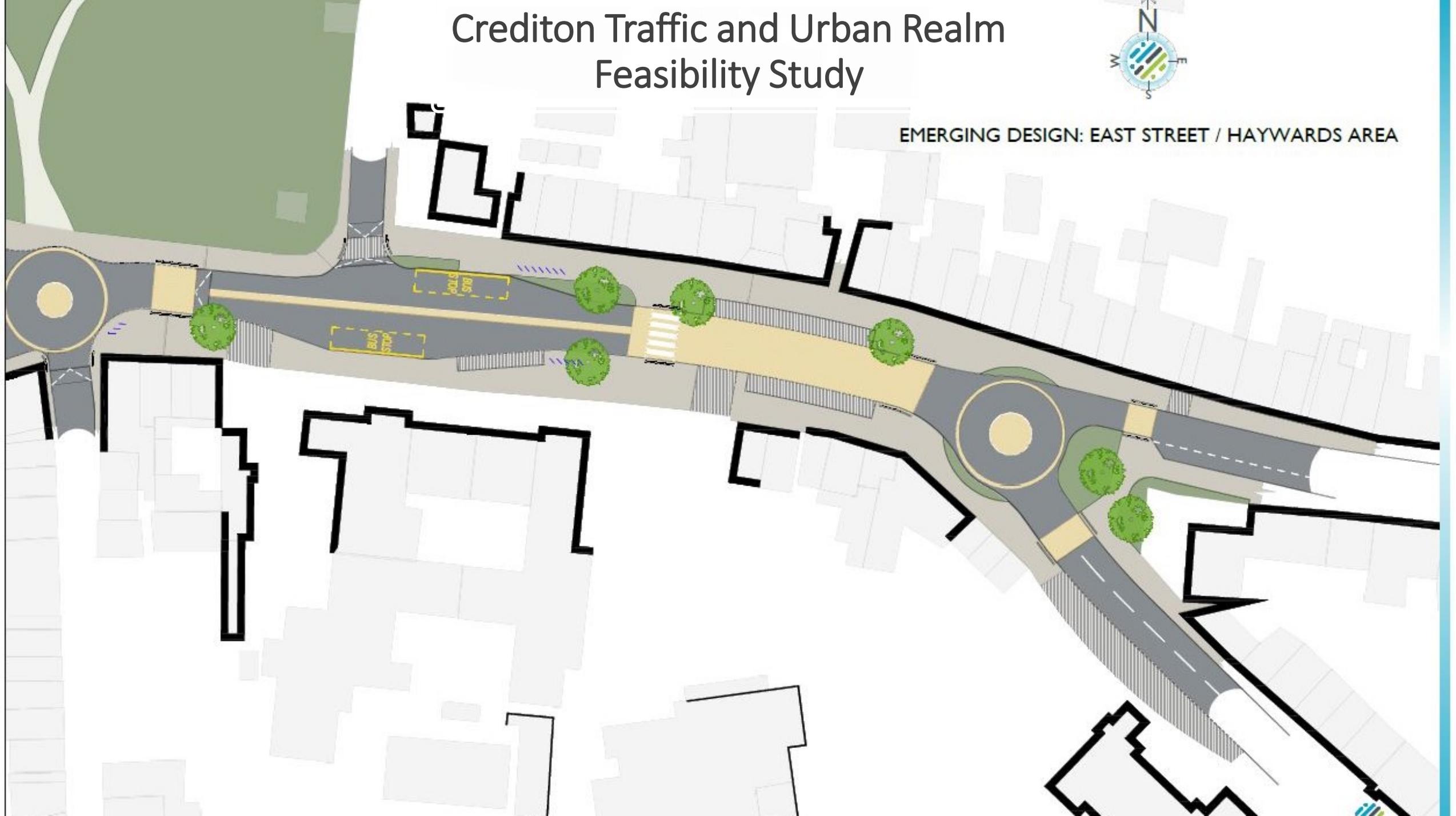
Always better to have a plan ready, even if you've no idea when it might go forward. 

Take a peek 

# Crediton Traffic and Urban Realm Feasibility Study



EMERGING DESIGN: EAST STREET / HAYWARDS AREA



# Haywards area visualisation

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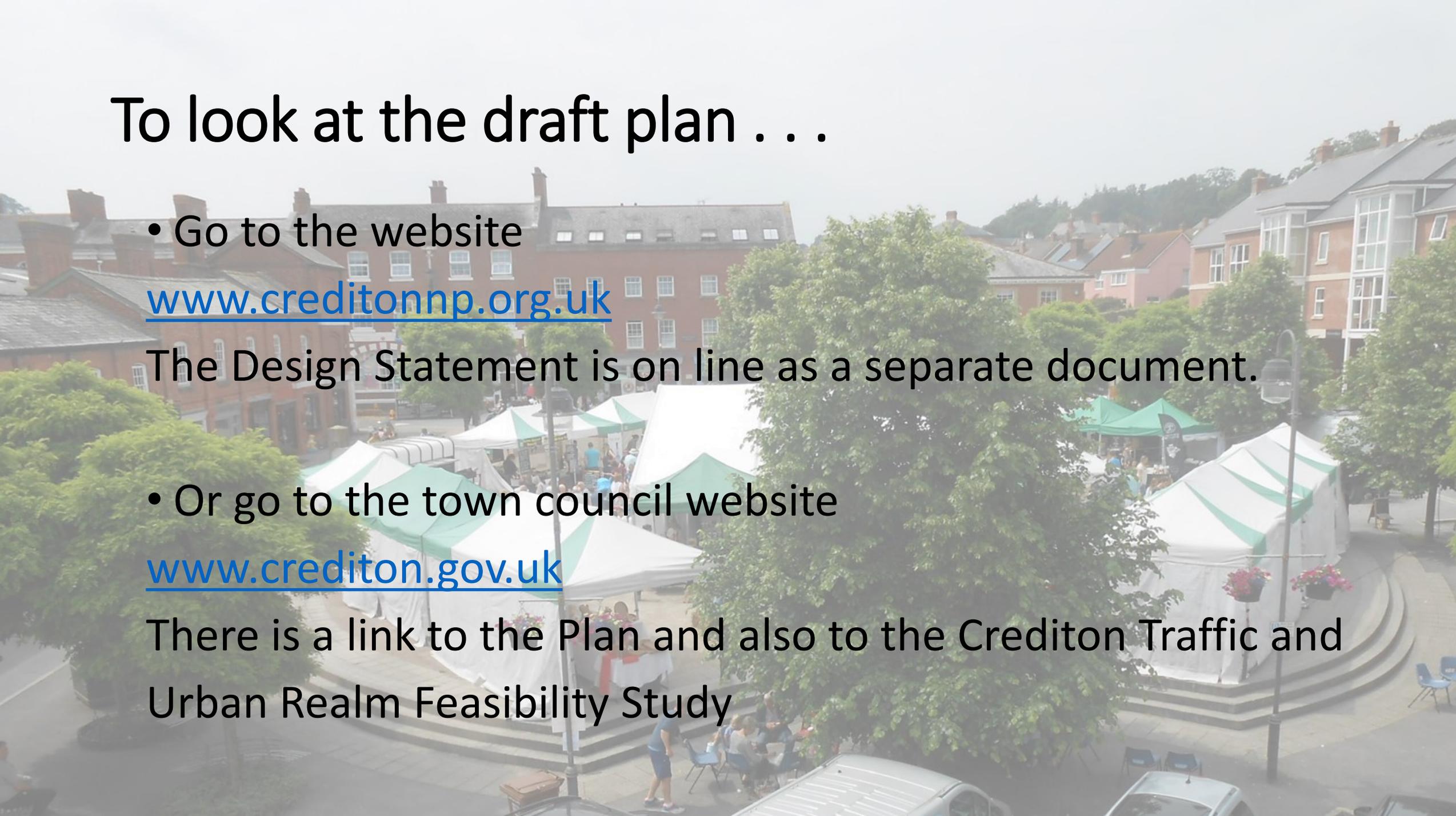
# To look at the draft plan . . .

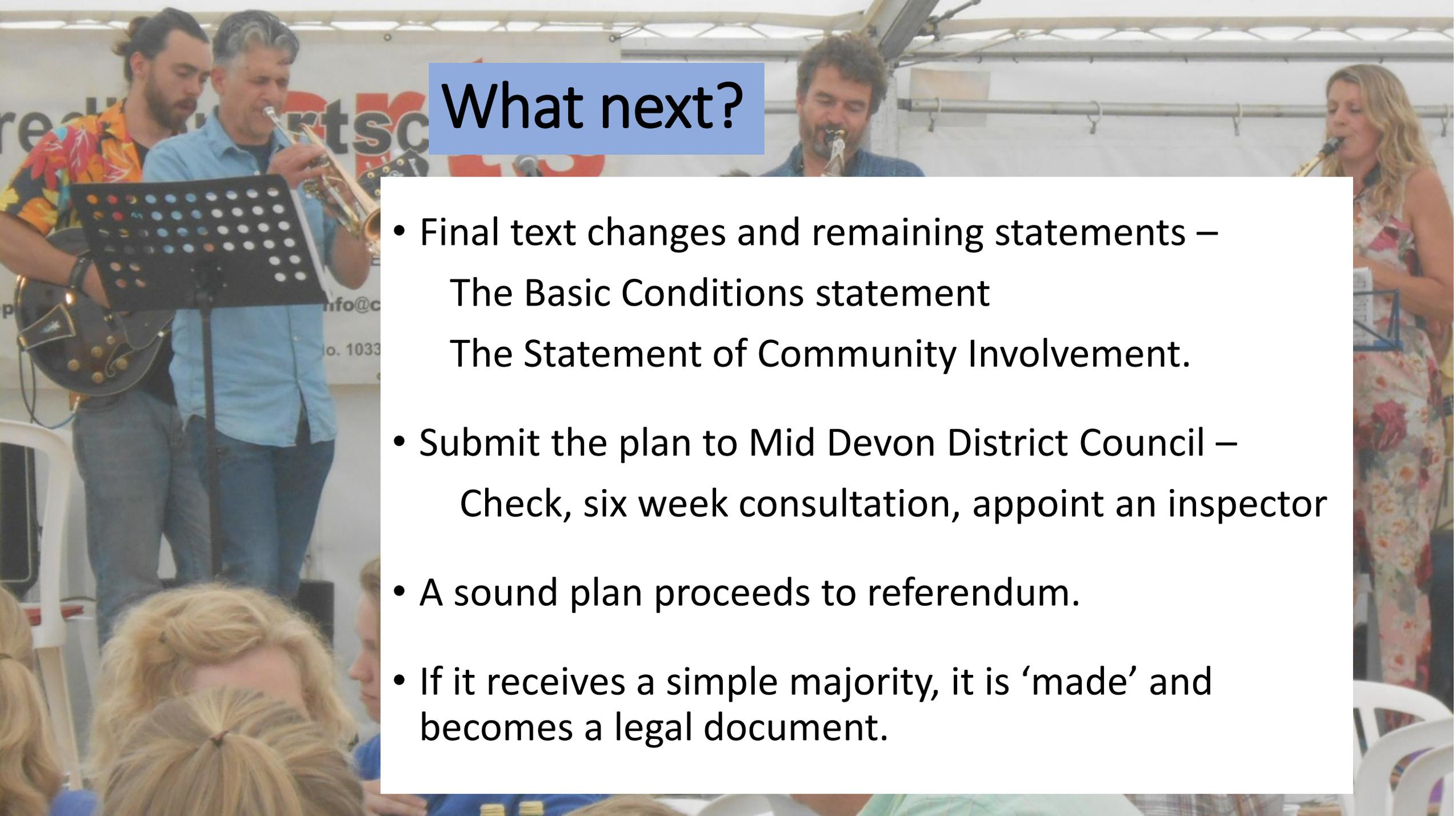
- Go to the website  
[www.creditonnp.org.uk](http://www.creditonnp.org.uk)

The Design Statement is on line as a separate document.

- Or go to the town council website  
[www.crediton.gov.uk](http://www.crediton.gov.uk)

There is a link to the Plan and also to the Crediton Traffic and Urban Realm Feasibility Study





## What next?

- Final text changes and remaining statements –  
The Basic Conditions statement  
The Statement of Community Involvement.
- Submit the plan to Mid Devon District Council –  
Check, six week consultation, appoint an inspector
- A sound plan proceeds to referendum.
- If it receives a simple majority, it is ‘made’ and becomes a legal document.