



Minutes of the Planning and Town Strategy Committee meeting held on Tuesday, February 6, 2024 at 19:00 in the Old Landscore School, EX17 3LP

Present: Cllrs L Brookes-Hocking, J Harris, G Fawssett, G Cochran and P Perriman,

Apologies: Cllrs S Huxtable and N Letch

Minute Taker: Emily Armitage

MINUTES

87 WELCOME AND INTRODUCTION

It was noted as no members of public were present an introduction was not necessary.

88 PUBLIC QUESTION TIME

To receive questions from members of the public relevant to the work of the council (a maximum of 30 minutes is allowed for this item; verbal questions should not exceed 3 minutes).

No members of public present.

89 APOLOGIES

To receive and accept Town Councillor apologies (apologies should be made to the Town Clerk).

It was **resolved** to receive and accept apologies from Cllrs Huxtable and N Letch both for personal reasons.

90 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda.

To consider any dispensation requests (requests should be made to the Town Clerk prior to the meeting).

Cllr Cochran declared that as a member 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.

Eu BH

No dispensation requests.

- 91 CLIMATE EMERGENCY** To note that decisions will be made with the climate emergency at the forefront of decision and policy making.

Noted.

- 92 ORDER OF BUSINESS** At the discretion of the Chair, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public.

There was no requirement to change the order of business.

- 93 CHAIR'S AND CLERK'S ANNOUNCEMENTS** To receive any announcements which the Chair and Town Clerk may wish to make (for information only).

There were no announcements.

- 94 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES** To approve and sign the minutes of the meeting held on Tuesday 02 January 2024, as a correct record (minutes will be issued with the agenda).

It was **resolved** to approve the minutes. (Proposed by Cllr Cochran)

- 95 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:

Ref: 24/00008/HOUSE

Proposal: Erection of single storey extension

Location: 10 Wentworth Gardens, Crediton, Devon

It was **resolved** to recommend no objection. (Proposed by Cllr Brookes-Hocking)

Ref: 24/00103/CAT

Proposal: Notification of intention to fell 3 conifer trees in a Conservation Area

Location: 15 Exeter Road, Crediton, Devon

It was **resolved** to recommend objection, as there is no plan showing the position of the trees to be felled nor detail explaining why they need to be felled. There are no proposals on the plans for re-planting. (Proposed by Cllr Brookes-Hocking)

Ref: 23/01789/HOUSE (Revised drawings)

Proposal: Erection of a log cabin for ancillary residential accommodation to replace existing summerhouse

Location: The Cottage, Old Tiverton Road, Crediton, Devon

It was **resolved** to recommend, no objection in principle, but members were not happy with the choice of roofing material: as this will be a large permanent dwelling it should be in harmony with surrounding buildings and more appropriate to the conservation area.
(Proposed by Cllr Brookes-Hocking)

Ref: 24/00149/LBC

Proposal: Listed Building Consent for replacement of lintels and stabilisation of wall

Location: 5 Cockles Lane, Crediton, Devon

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

Withdrawn

Ref: 23/01592/FULL

Proposal: Construction and operation of a micro energy storage facility

Location: Land at NGR 282430 100940 (Playing Field) Avranches Avenue, Crediton

Noted.

- 96 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:** Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Ref: 23/01700/LBC

Proposal: Listed Building Consent for removal of ground floor furniture, internal IDM machine, external ATM and replacement with secure partition, removal of external lettering and advertisement signs, sealing of letterbox and all external glazing at low level to be obscured with white vinyl (applied internally)

Location: Lloyds Bank Chambers, 30 High Street, Crediton, Devon

Ref: 23/00932/ADVERT

Proposal: Advertisement Consent to display 2 fascia signs, 3 booth lettering signs and 1 digital booth screen, all illuminated

Location: Land at NGR 284600 099535 Joseph Locke Way, Crediton, Devon

Ref: 23/00929/ADVERT

Proposal: Advertisement Consent to display 1 illuminated totem sign

Location: Land at NGR 284600 099535 Joseph Locke Way, Crediton, Devon

Ref: 23/00933/ADVERT

Proposal: Advertisement Consent to display site signage including, 4 illuminated freestanding signs, 2 illuminated banner units and 20 DOT signs

Location: Land at NGR 284600 099535 Joseph Locke Way, Crediton, Devon

The decisions were **noted**.

97 CREDITON MASTERPLAN To consider and agree the response regarding the Masterplan document, for submission to Mid Devon District Council.

It was agreed for the following points to be fed back to Mid Devon District Council:

- The plan is disappointing given the work already done on planning for the town centre by Crediton Town Council through the NP and the Traffic and Urban Realm Study, neither of which is built on or complemented by this new plan. There has been a lack of community involvement in the devising of the brief and the initial consultation resulting in proposals that do not originate in community aspirations. As the document will be an SPD, this is of concern.
- The plans for the train station have not taken into account the extent of parking that currently exists on the north side of the road. If there are plans to control the amount of parking, they are not shown. If there are plans to control the drop off parking, they are not clear. At present, all available spaces to leave a vehicle are in use for the majority of the time. Visual improvements should take that into account.
- The trees are a welcome addition to the High Street so long as the same or nearly the same number of parking spaces are retained. Crossing points that are also pinch points are useful in slowing traffic but any changes should retain the current opportunities to cross anywhere along its length.
- A crossing point is needed for the south entrance to Newcombes Meadow
- Plans for enhancing the St Lawrence Green area are sadly lacking. It is not a pedestrian friendly area and this has not been addressed.

Four Mills Lane and Dean Street have been identified as potential pedestrian routes and a discussion could be had about 20mph speed restrictions in these areas. It was noted that the pavements along Dean Street are extremely narrow and do not offer full pedestrian use as they are.

CLr Brookes-Hocking advised that comments can be made individually up until 26th February and that a second consultation was taking place on 21st February at the Boniface Centre. It was agreed for the Administrative Officer to email the link for members to comment.



98 SPRING FORWARD PLANNING CONSULTATION To receive a verbal update.

A meeting has been arranged for Saturday 23rd March at the Boniface Centre and is open to all interested in forward planning. Four councillors will be in attendance, members of the past Neighbourhood Plan Steering group and Sustainable Crediton. It may be possible to invite landowners of potential development sites. A representative from the Food, Farming and Countryside Commission may be able to attend to talk about the Land Use Framework principles. Written reports will be provided to keep the committee updated and the Administrative Officer will support members.

99 COMMUNITY LAND TRUST To receive a verbal update on the Zoom meeting with Middlemarch Housing Association.

Several members had held a zoom meeting with Middlemarch Housing Association to discuss the potential for a Community Land Trust in Crediton. Middlemarch are working with Devon Housing Commission and have experience of CLTs in large communities. Cllr Brookes-Hocking advised that another meeting could be arranged, and she would report back to the committee.

100 ORCHARD LAND AT WELLPARKS To receive an update regarding the possible acquisition of orchard land at Wellparks and agree any action.

Cllr Cochran advised that land at Wellparks was back on the market at £1.2 million and it was agreed for the Administrative Officer to make enquiries about what was included. She advised that she had received communication that Cllr Cochran would be contacted but he confirmed he had not been.

101 CREDITON FOOD AND DRINK FESTIVAL ON 8TH JUNE 2024 To receive an update on plans for the Food and Drink Festival.

The Administrative Officer reported that stallholder bookings were now open through the town council website and the Projects Officer has received nine/ten bookings so far. She is working on the budget and looking to get more funding. British Sign Language will be present, and she is working closely with the Turning Tides Project to make the event more accessible. There will be a bigger marquee this year and several demos have been lined up. Members were advised to contact the Projects Officer Jo Davey if they could help.

102 BONIFACE BASH ON 9TH JUNE 2024 AND ASSOCIATED MATTERS To receive a report on the Boniface Day celebrations and linked towns and agree any recommendations therein.

EW

A report had been issued with the agenda and members agreed with the proposals within it.

103 DATE OF NEXT MEETING To note that the date of the next meeting

The date of the next meeting was noted as Tuesday 5 March.

The meeting closed at 20.10.

104 REPORTS PACK

Signed ...

[Redacted signature]

Dated.....

26/03/24