



**Minutes of the Planning and Town Strategy Committee, held on Tuesday, March 5, 2024 at
19:00 in the Old Lanscove School, EX17 3LP**

Present: Cllrs Liz Brookes-Hocking, Joyce Harris, Giles Fawcett, Guy Cochran,
Natalia Letch and Paul Perriman

Apologies: Cllr Steve Huxtable

Minute Taker: Rachel Avery, Town Clerk

MINUTES

105 WELCOME AND INTRODUCTION

Opening of meeting by the Chair and councillor introductions

Cllr Brookes-Hocking opened the meeting at 19.00 and members introduced themselves.

106 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)

There were no members of the public in attendance.

107 APOLOGIES

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

It was **resolved** to accept apologies from Cllr Huxtable. (Proposed by Cllr Brookes-Hocking)

108 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)

There were no declarations of interest or requests for dispensations.

It was **noted** that Cllr N Letch is a member of the MDDC planning committee.
There were no dispensation requests.

109 CLIMATE EMERGENCY

To note that decisions will be made with the climate emergency at the forefront of decision and policy making

This was **noted**.

110 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.

111 CHAIR'S AND CLERK'S ANNOUNCEMENTS

To receive any announcements which the Chair and Town Clerk may wish to make (for information only)

Cllr Brookes-Hocking stated that she was pleased to hear that DCC had decided to abandon the proposal for parking charges in Crediton.

112 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

To approve and sign the minutes of the meeting held on Tuesday 06 February 2024, as a correct record

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

113 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: 24/00208/HOUSE

Proposal: Erection of single storey rear extension

Location: 62 Tuckers Meadow, Crediton, Devon

It was **resolved** to recommend no objection. (Proposed by Cllr Cochran)



Ref: 24/00235/HOUSE

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Proposal: Installation of dormer window in west elevation

Location: 43 Meadow Gardens, Crediton, Devon

It was **resolved** to recommend no objection. (Proposed by Cllr Cochran)

Ref: 23/01674/HOUSE

Proposal: Replace door with window on ground floor and re-positioning of window on first floor and 4 replacement windows on east elevation

Location: 63 East Street, Crediton, Devon Ref: 23/01675/LBC

Concerns were raised regarding the reconfiguration of the floorplans. It was **resolved** to recommend no objection, subject to Conservation Officer recommendations. (Proposed by Cllr Cochran)

Ref: 23/01675/LBC

Proposal: Listed Building Consent to replace door with window on ground floor and repositioning of window on first floor and 4 replacement windows on east elevation and internal alterations to ground and first floor

Location: 63 East Street, Crediton, Devon

Concerns were raised regarding the reconfiguration of the floorplans. It was **resolved** to recommend no objection, subject to Conservation Officer recommendations. (Proposed by Cllr Cochran)

Ref: 24/00286/HOUSE

Proposal: Conversion of existing garage to granny flat, to include replacement of flat roof with pitched roof, erection of store and porch

Location: Trebah, Alexandra Road, Crediton

It was **resolved** to recommend no objection. (Proposed by Cllr Harris)


Ref: 24/00338/CAT

Proposal: Notification of intention to crown lift 1 Yew tree to 15m, reducing side branches by 3.5m and remove overhanging branches over garden from 1 Ash tree within a Conservation Area

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

It was **resolved** to recommend no objection, subject to Tree Officer recommendations. (Proposed by Cllr Cochran)

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



Ref: 22/00067/MFULO

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Proposal: Conversion of farmhouse and buildings to 17 dwellings, the erection of 14 dwellings and erection of 2 commercial buildings (Use Classes B8, E, Sui Generis)

Location: Wellparks, Exeter Road, Crediton, Devon

Ref: 23/01923/FULL

Proposal: Construction and operation of a micro energy storage facility

Location: Land at NGR 282446 100921 (Playing Field) Avranches Avenue, Crediton, Devon

Ref: 24/00103/CAT

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

Location: 15 Exeter Road, Crediton, Devon, EX17 3BH

Ref: 24/00008/HOUSE

Proposal: Erection of single storey extension

Location: 10 Wentworth Gardens, Crediton, Devon, EX17 3FJ

Ref: 23/01789/HOUSE

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

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

Ref: 22/00067/MFUL

Proposal: Conversion of farmhouse and buildings to 17 dwellings, the erection of 14 dwellings and erection of 2 commercial buildings (Use Classes B8, E, Sui Generis)

Location: Wellparks, Exeter Road, Crediton, Devon

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Ref: 23/01789/HOUSE

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



The decisions were **noted**.

The following comments were made relating to planning application 22/00067/MFUL:

- The historic farm site is identified as having a potential for employment, but this does not recognise the commercial aspect; retail is not necessarily employment
- The potential for a community orchard must still be pursued
- The site is now for sale with planning permission.

115 DEVON DEVOLUTION DEAL

To receive the report and associated paperwork regarding the proposals and to consider representation for Full Council approval

The Town Clerk explained the contents of the report. Consideration was given to the proposals, and it was **noted** that a corporate response would be agreed by Full Council.

116 CREDITON CLUSTER MEETING

To receive and note the minutes from the meetings held in January and February

The notes of the meeting were received.

Cllr Brookes-Hocking advised that the terms of reference for the group will be considered at the next meeting of the cluster. Importantly, this group seeks to create stronger relationships, lines of communication and discussion for the neighbouring areas.

Further information will be provided to the next meeting of this committee.

117 CREDITON COMMUNITY CONVERSATION - 23 MARCH 2024

To receive an update

Cllr Brookes-Hocking explained that this event would provide an opportunity for the town and surrounding areas to come together to consider aspirations, future ideas and sustainability of further development. Information will be used to inform the Cop Crediton group and the Neighbourhood Plan review.

118 CHRISTMAS IN CREDITON SUB-COMMITTEE To consider the dissolution of the Christmas in Crediton Sub-Committee with immediate effect

It was **resolved** to approve the dissolution of the Christmas in Crediton Sub-Committee with immediate effect. (Proposed by Cllr Brookes-Hocking)

It was **noted** that the Projects & Events Officer would submit reports to the Planning & Town Strategy Committee as required, as well as arranging informal meetings throughout the year.



119 DATE OF NEXT MEETING To note that the date of the next meeting will be Tuesday 02 April 2024

The date of the next meeting was **noted**. The meeting was closed at 20.00.

120 REPORTS PACK

Signed [Redacted Signature]

Dated.....10/05/24.....