



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 05 July at 19.00 at Old Lanscove School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, J Harris, D Ross, S Huxtable and J Downes

In Attendance: Emily Armitage, Administrative Officer

18. To receive and accept apologies. It was **resolved** to receive and accept apologies from Cllr N Letch (Proposed by Cllr Brookes-Hocking)
The meeting was opened at 19.00.

19. Declarations of Interest

Cllr Downes declared that as a member of both the Credition Town Council Planning and Town Strategy Committee and Mid Devon District Council (MDDC) Planning Committee, he reserves the right to change the way in which he votes in relation to any planning application on the basis that further information may become available. Furthermore, he will not declare to Credition Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

20. Public Question Time

None present.

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

This was noted.

22. Order of Business

There were no changes to the order of business.

23. Chairman's and Clerk's Announcements

In relation to planning application 22/00063/MARM Cllr Brookes-Hocking commented that she attended a meeting arranged by county/district councillor Margaret Squires with councillors from Sandford parish, MDDC and DCC officer to discuss a compromise proposal from the planners for alternative traffic flow through the development that could allow Pedlarspool Lane to be closed to vehicles. The alternative was supported and will be put to the developer as a suggestion.

24. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 07 June 2022, as a correct record. It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 07 June 2022 as a correct record. (Proposed by Cllr

25. **Mid Devon District Council - Planning Applications** [MDDC Planning Public Access Portal](#)
Mid Devon District Council (MDDC), the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: 22/00817/HOUSE

Proposal: Erection of an extension following removal of existing shed and outbuilding

Location: Feathers, Peoples Park Road, CREDITON

It was **resolved** to recommend objection, as there is concern an extension will obstruct light to the immediate neighbouring property. The streetscape of Peoples Park has been altered by the removal of the original boundary wall to create a parking space possibly without an application. It was suggested the wall be re-instated. (Proposed by Cllr Harris)

Reference: 22/01007/LBC

Proposal: Listed Building Consent for the change of use of offices to 2 self-contained flats

Location: The Red House, St Lawrence Green, CREDITON

It was **resolved** to recommend objection as there is insufficient parking in an area which is already overdeveloped. There is a lack of consideration to the accommodation, with the double garage doors onto the street not being integrated into the design and only roof lights planned for bedrooms. There is no provision for green amenity space, so no contribution to biodiversity. (Proposed by Cllr Brookes-Hocking)

Reference: 22/01006/FULL

Proposal: Change of use of offices to 2 self-contained flats

Location: The Red House, St Lawrence Green, CREDITON

It was **resolved** to recommend objection as there is insufficient parking in an area which is already overdeveloped. There is a lack of consideration to the accommodation, with the double garage doors onto the street not being integrated into the design and only roof lights planned for bedrooms. There is no provision for green amenity space, so no contribution to biodiversity. (Proposed by Cllr Brookes-Hocking)

Reference: 22/00514/HOUSE

Proposal: Erection of single storey rear extension

Location: 40 Winswood, CREDITON, DEVON

It was **resolved** to recommend no objection provided the Right of Way footpath (50) is not obstructed and remains open. (Proposed by Cllr Harris)

Reference: 22/00555/HOUSE

Proposal: Erection of a two-storey infill extension

Location: Kenneggy, Broad Close, CREDITON

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



Reference: 22/01076/CAT

Proposal: Notification of intention to remove limb overhanging library roof and two secondary branches from one Beech tree within a Conservation Area

Location: Farthings, Belle Parade, Crediton

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

Cllr Ross commented that the symmetry of the tree should be retained.

Reference: 22/00276/HOUSE

Proposal: Erection of front porch

Location: 2 Saxon Close, Crediton, Devon, EX17 3DS

It was **resolved** to recommend no objection as it was noted the amended design is an improvement on the first application. It was agreed details from the original building such as the window arch and doorway should be added to the extension elevations with the new window and new doorway. The door should be retained. (Proposed by Cllr Brookes-Hocking)

Reference: 22/01205/HOUSE

Proposal: Erection of replacement PVCu conservatory

Location: 9 Charlotte Street, Crediton, Devon

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

Cllr Ross abstained from voting.

Reference: 22/00795/FULL

Proposal: Conversion of storage building to 2 dwellings

Location: 111 High Street, Crediton, Devon

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

Cllr Huxtable commented that no provision for parking has been given.

Reference: 22/00796/LBC

Proposal: Listed Building Consent for conversion of storage building to 2 dwellings

Location: 111 High Street, Crediton, Devon

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

To note the following application has been WITHDRAWN:

Reference: 22/00100/FULL

Proposal: Erection of 4 dwellings and construction of new vehicular access

Location: Land at NGR 283829 99476 West of Four Mills Lane, Crediton

26. 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. The following decisions were noted:



Reference: 22/00744/CAT

Proposal: Notification of intention to fell 1 Cedar tree within the Conservation Area

Location: The Rectory, Church Street, CREDITON, Devon

Reference: 22/00742/FULL

Proposal: Erection of boundary fence, internal fence to enclose the kindergarten area; installation of play structure and erection of a covered dining area and toilet building (Revised Scheme)

Location: Land at NGR 282011 100555 (Western Lodge) Western Road, CREDITON, Devon

Reference: 22/00791/CLP

Proposal: Certificate of lawfulness for the proposed erection of side extension

Location: 51 Spruce Park, CREDITON, Devon

Reference: 22/00767/LBC

Proposal: Listed Building Consent for display of a painted mural on the side of the garage/store

Location: CREDITON Arts Centre, East Street, CREDITON, Devon

Reference: 22/00608/LBC

Proposal: Listed Building Consent for the installation of rooflights, repairs/strengthening of roof truss ends to the studio, first floor beam in hall and associated brickwork wall and removal of existing corridor partition to the studio

Location: 18 High Street, CREDITON, Devon, EX17 3AH

27. To consider petitioning Devon County Council on the following items:

- **Traffic control on A377 during emergency and scheduled road works**

Cllr Brookes-Hocking advised that the Town Clerk had received a reply from Devon County Council (DCC) saying that utility companies and operators are asked to manually control the roads at peak times to avoid congestion but DCC cannot legally enforce them to do this.

It was **resolved** for the committee clerk to write to DCC to thank them for the information but to stress the impact of traffic lights not working efficiently has on residents in the area and their journey times, and to reiterate this to the contractors operating them. (Proposed by Cllr Brookes-Hocking)

- **Single white line cycle lane at Jockey Hill**

It was **resolved** for the committee clerk to write to DCC to ask how in terms of promoting cycling can we ensure the cycle lane remains clear of parked vehicles. (Proposed by Cllr Brookes-Hocking) Cllr Downes agreed that the Town Council should support the enforcement regardless of the decision by DCC.

28. To receive an update on the Neighbourhood plan

Cllr Brookes-Hocking advised the plan is going to cabinet on the 12 July with a recommendation for accepting the modifications, and an agreement to go to referendum in early October. Cllr Downes wished to thank her for the effort she has put in over the past eight years getting the plan to this point.

29. To receive an update on Mid Devon District Council Community Led Housing

Cllr Brookes-Hocking advised that there is no update at this stage despite the Town Clerk and herself attempting to make contact with Mid Devon District Council (MDDC) but that she has

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emailed councillors from the surrounding parishes to ask if they would like to have a meeting to discuss ideas and work collectively for the good of all.

30. To discuss the Plan Mid Devon consultation and agree any actions

No update.

31. To receive an update on Crediton Masterplan and agree any actions

No update.

32. To note the date of the next meeting – Tuesday 06 September at 19.00

The date of the next meeting was noted. The meeting was closed at 19.55

Signed...
(Chairman)

A large black rectangular redaction box covers the signature of the Chairman. Two thin vertical lines extend downwards from the bottom corners of the box.

Date: 22/09/22